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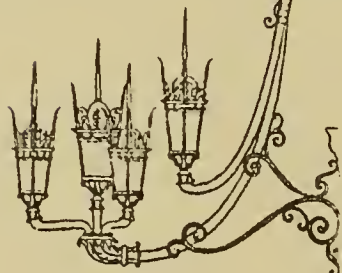
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BOSTON OPEN SPACE AND RECREATION PLAN



1980-1985



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BOSTON OPEN SPACE AND
RECREATION PLAN
1980 - 1985



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City of Boston
Kevin H. White, Mayor
December, 1979

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INTRODUCTION

This Five Year Open Space Plan contains information about open space resources in the city, both natural and developed, analyzes their adequacy, and defines priorities for addressing the most serious shortcomings. It was prepared both to satisfy the State's statutory requirements, and to improve the City's and the public's understanding of open space issues in various neighborhoods and enable them to plan open space improvements more wisely and effectively. Because Boston's neighborhoods are distinct in many respects, this material is assembled largely on a neighborhood basis. Other parts of the report deal with open space issues that are pertinent to the city as a whole.

Following the basic format established by the State Division of Conservation Services, the plan is basically organized into 5 separate sections:

I. OVERVIEW - THE NATURE OF BOSTON

A discussion of factors related to open space including population, land use, water resources.

II. GENERAL CONSERVATION AND RECREATION GOALS

A policy statement of goals and standards of open space development throughout the city.

III. NEIGHBORHOOD OPEN SPACE PROFILES

A description of Boston's 19 neighborhoods, a statement of goals and objectives, and inventory of their open space resources, an analysis of their open space/recreation needs and recommendations for action over the next 5 years.

IV. OPPORTUNITIES AND PLANS FOR MAJOR OPEN SPACES

A discussion of city-wide open space systems, whose significance extends beyond any single neighborhood. A description of past investments and future plans.

V. 5 YEAR ACTION PROGRAM SUMMARY

A summary of anticipated actions and investments over the next 5 years to improve open space opportunities, based on the preceding discussions.

This plan is viewed as the beginning of an ongoing process rather than as a final product. The City expects to refine its analysis and proposals based on continuing discussion with the individuals and organizations concerned with open space issues in the City. So far, public comment has been sought and is reflected in this report in 2 basic ways:

--planners who prepared the neighborhood profiles have had ongoing discussions with groups and individuals in their respective "planning districts" about local needs and problems.

--the City has presented its draft "Goals and Policy" statement to a public forum on open space sponsored by Boston Urban Gardeners, Inc. (a local non-profit organization offering technical assistance on a wide range of open space issues, particularly the development of vacant land for urban gardening). B.U.G. has organized a special advisory committee to make further recommendations to the City.

Over the next several months the city will broaden the base of citizen participation by distributing copies of the neighborhood profiles at public meetings on the Community Development Block Grant Program for Fiscal Year 1981. Comments and suggestions will be sought and further meetings will be held with interested groups.

Several city agencies have had a role in the preparation of this plan and will continue to participate in discussions and decisions related to open space issues:

--The Mayor's Office of Program Development

Administers the CDBG program and develops a capital improvement program in cooperation with other city agencies including the Parks Department, the BRA and the Office of Public Service.

--The Boston Redevelopment Authority (District Planning)

As the City's chief planning agency, responsible for analysis of open space needs and development of appropriate strategies and proposals.

--The Parks and Recreation Department

Directly responsible for development and maintenance of city park facilities.

--The Boston Conservation Commission and Natural Areas Fund

Responsible for the protection and acquisition of conservation areas, wetlands and "Urban Wilds" within the framework of over-all open space planning.

--The Boston Natural Areas Fund

A private, non-profit organization operating in the City of Boston. It unites private gift dollars with city, state and federal dollars to bring into permanent public ownership unbuilt areas in Boston Neighborhoods. The Fund was established July 1, 1977, as an account within the Fund for Preservation of Wildlife and Natural Areas which began in 1962.

INTRODUCTION



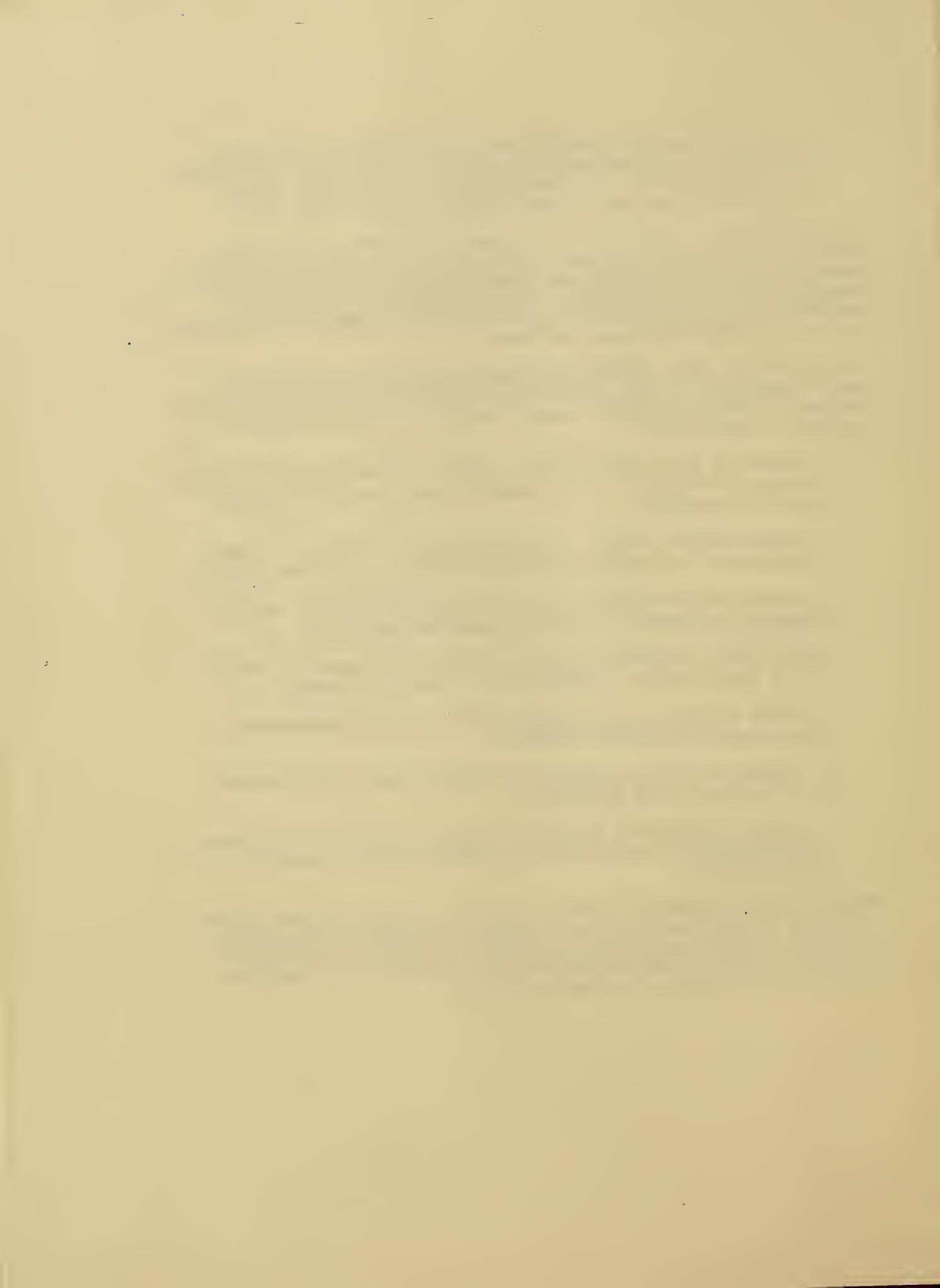
So far, the Fund has assisted the City in acquiring six natural area parcels; two fronting Mother Brook in Hyde Park; two along the historic Boston & Provident Railroad in Roslindale; one in Jamaica Plain; and one fronting Chelsea Creek in East Boston.

In preparing this 5 Year Plan, all the above agencies have worked closely together and, while they obviously have different viewpoints and sometimes face different pressures, this plan represents their general consensus on open space issues. Once further citizen comment is included, the plan is intended to serve as a guide each of these agencies can use in making open space decisions.

This report will serve another important purpose if it sharpens the general awareness of open space resources in the city, for history and geography have given Boston unique resources for the provision and enjoyment of open space:

- a number of natural areas--"Urban Wilds"--offering natural beauty, sometimes scenic vistas and general respite from the "noise and haste" of urban life
- a natural harbor, which, though neglected in the past, is being rediscovered and replanned with open space opportunities in mind
- a historic city-wide park system, the Emerald Necklace, which is important to the entire city, the region and the nation.
- large tracts of reservation land in the southern areas of the city (Stony Brook and the Neponset River areas, for example)
- a system of public transportation that can provide inexpensive access to most recreation facilities
- a tradition of local participation in planning public improvements, including open space development
- a variety of non-profit agencies capable and interested in sharing the responsibility for recreational services in their respective neighborhoods.

Whatever its shortcomings, Boston's open space and recreation facilities thus offer a great number of opportunities to a diverse and growing population. This report is largely aimed at creating greater public awareness of those resources and stimulating efforts, both individual and collective, to protect and enhance them.



OVERVIEW – THE NATURE OF BOSTON



Study for the South End, Roxbury, Dorchester and Mattapan, will examine transit alternatives to offset the loss of the existing Orange Line El' and give extended service to a larger area.

Other major projects which will give better access to suburban recreational facilities are the extension of the Red Line to Alewife and the Blue Line to Lynn on the North Shore.

According to a 1978 B.R.A. Survey, some 85% of the City's established open spaces are served by the MBTA. Most have transit service available within 1/4 mile.

Boston's primary need is for improved public transit access to outlying open space areas of regional significance: Castle Island, the Stony Brook Reservation and the Harbor Islands.

POPULATION CHARACTERISTICS

After experiencing serious losses between 1950 and 1970 (some 160,000) Boston's population today is on a gradual upswing and is expected to reach a fairly stable 640,000 or so by 1985. The greatest gains are foreseen for the central sections of the City: Back Bay, Charlestown, the Waterfront, Mission Hill and Roxbury (see following charts).

On a City-wide basis, a breakdown of projections by age groups show several interesting trends. Consistent with the well-publicized decline in school-age populations, a smaller adolescent population is expected in 1985. An even larger increase, however, is foreseen for the young and middle-aged adult (25-44) population.

A slight increase is anticipated in the elderly population. Of all age groups, the infant/toddler (0-4) population is expected to show the greatest single increase.

Areas of greatest population density, generally associated with the most acute needs for open space, are indicated on the following map. They involve parts of several different communities.

The City's minority groups population--some 27% of the total by 1975 B.R.A. estimates--is concentrated primarily in the South End, Roxbury, Franklin Field, Mattapan and parts of Dorchester, Mission Hill and Jamaica Plain. Since 1970 the greatest percentage gains in minority population have appeared in Allston-Brighton, Fenway-Kenmore, Jamaica Plain, Mattapan and North Dorchester.

One important demographic fact, as it pertains to open space as well as a variety of other needs, is that approximately 8% of the city's population, lives in housing projects controlled by the Boston Housing Authority. Approximately half of them are minority group members. An estimated 10,000 are elderly, 15,000 are adults (over 21) and 25,000 are teenagers and young children. While the quality of recreational facilities and open space available to housing projects is only one facet of over-all environmental concerns, the City must look closely at facilities and resources under its own jurisdiction that, if improved, could create better opportunities for housing project residents.

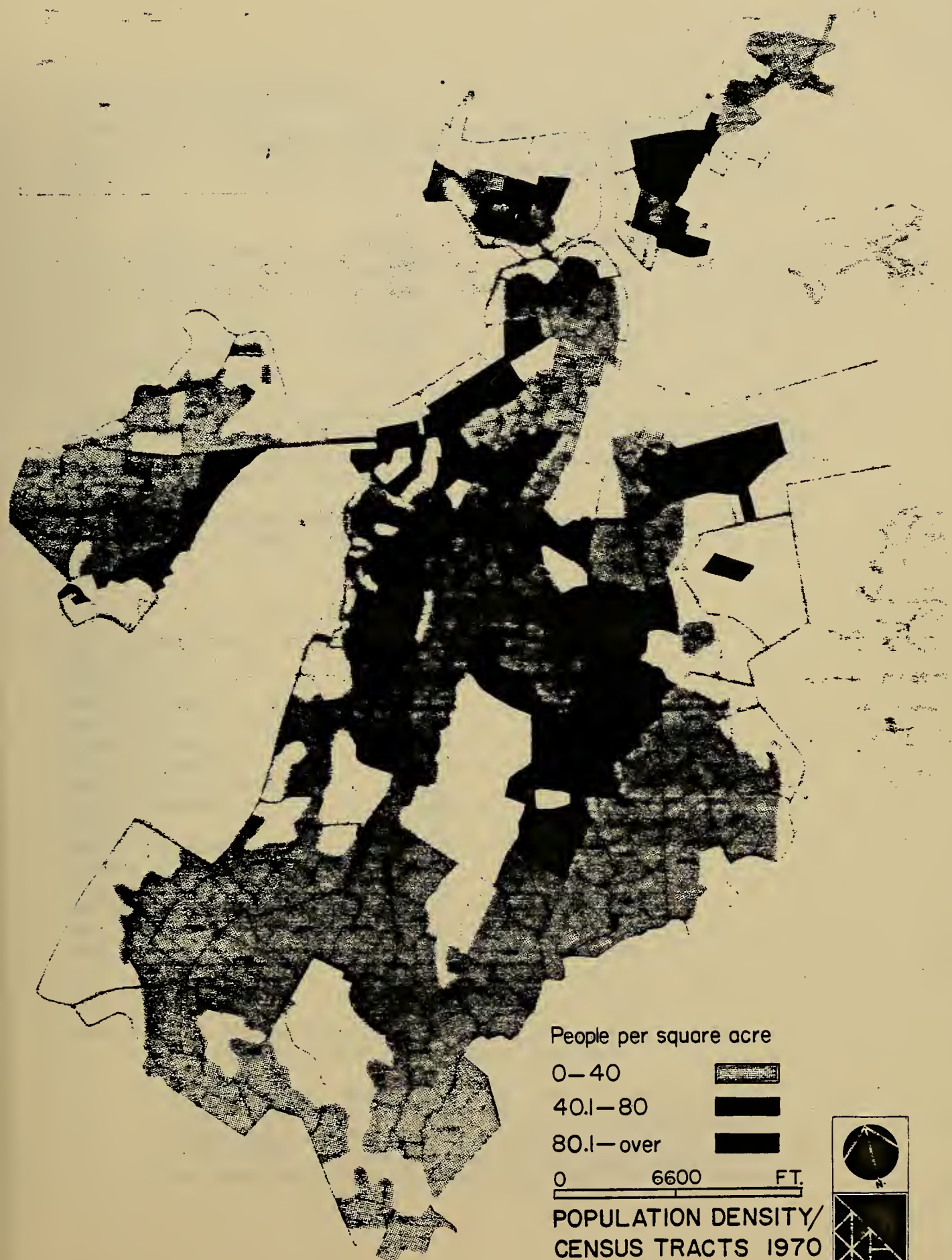
City-wide Population Estimates and Projections by Age Group

	<u>1975</u>	<u>1985</u>	<u>Differential</u>
0-4	38,471	55,074	+ 16,603 (+40%)
5-14	86,013	78,921	- 7,092 (-8%)
15-24	151,973	121,063	- 30,910 (-20%)
25-44	150,145	199,220	+ 49,075 (+33%)
45-64	130,071	97,690	- 32,381 (-24%)
65+	81,318	91,188	+ 9,870 (+12%)

Population Estimates and Projections by Neighborhood

(Census Tracts)

	<u>1975</u>	<u>1985</u>	<u>% Change</u>
Allston/Brighton	67,400	69,300	2
Back Bay	55,300	65,500	18
Beacon Hill/West End	14,600	15,500	6
Waterfront/North End	14,200	14,600	2
Charlestown	16,900	19,200	1
East Boston	38,300	36,000	6
South Boston	37,900	38,400	1
South End	26,400	31,400	1
Mission Hill/Roxbury	58,400	60,200	3
Dorchester	93,400	88,700	5
Neponset/Mattapan	74,100	66,300	1
Roslindale	38,000	36,800	3
Jamaica Plain	32,900	32,000	2
West Roxbury	32,900	33,700	2
Hyde Park	38,700	35,400	9

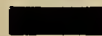


People per square acre

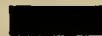
0—40



40.1—80

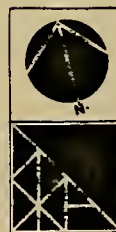


80.1—over



0 6600 FT.

POPULATION DENSITY/
CENSUS TRACTS 1970



INCOME CHARACTERISTICS

The median 1977 family income in Boston was an estimated \$15,377--compared to an average \$19,000 for the rest of the metropolitan area (S.M.S.A.). By income level, the breakdown approximates the following:

<u>Amount</u>	<u>Number</u>	<u>Percentage</u>
Under \$3,000	6,000	6
3,000-6,999	18,000	18
7,000-9,999	9,000	9
10,000-19,000	16,000	16
15,000-19,999	14,000	
20,000-24,999	19,000	19
25,000 and over	19,000	19

Worth noting, too, is that some 90,000 individuals in the City--almost 15% of the city's population--are currently receiving some form of welfare assistance, either AFDC or General Relief. (Figures as of June, 1979, Department of Welfare Records)

Estimates of average family income levels, in various neighborhoods are shown on the following chart:

	<u>1969 Actual</u>	<u>1979 Projected</u>
Allston/Brighton	\$ 9,626	\$18,462
East Boston	8,620	16,532
Charlestown	8,827	16,929
South Boston	8,704	16,693
Central Boston	9,781	18,759
South Dorchester	9,739	18,678
North Dorchester	8,513	16,327
Back Bay/Beacon Hill	14,534	27,875
Fenway/Kenmore	7,232	13,870
South End	6,122	11,741
Washington Park	6,582	12,624
Jamaica Plain	8,907	17,083
Mattapan	8,573	16,442
Roslindale	10,539	20,213
West Roxbury	12,285	23,561
Hyde Park	10,693	20,508
Citywide	9,133	17,516

Source: 1969 Statistics: U.S. Department of Commerce, Bureau of the Census, 1970 U.S. Census of Population.

1979 Estimates: Based on trends in Boston median family income reported in Bureau of the Census, Current Population Report, Series P-60, No. 118, issued March, 1979. It was assumed that family incomes in all neighborhoods grew at the same rate as did Citywide median family income between

1969-1977, as reported in above study, and that the annual rate of growth between 1969 and 1977 continued through 1979. The projected increase in Citywide median family income was 91.79 percent.

LAND USE/PATTERNS OF DEVELOPMENT

Unlike some older eastern cities (notably Washington, D.C.), Boston in its first two centuries generally developed without any vision or plan. Originally part of a narrow peninsula, called "The Neck," much of the downtown area (Back Bay, West End, South End) exists today on land that was artificially created over the past 150 years.

Industrial land use in the City tends to be concentrated in its northern sections: Allston Brighton, Charlestown, South Boston, North Dorchester and Roxbury. The Readville section of Hyde Park contains the greatest concentration of industrial land in the southern part of the City. In general, industrial development followed the pattern of rail lines that are still largely in existence.

Outside of the downtown area most commercial land use characteristically follows a "strip development" pattern along major arterials, feeding into more concentrated business districts or "nodes" at major intersections.

Until the middle of the 19th century, when Frederick Law Olmsted was invited to design the City's first major park system (see section on the "Emerald Necklace"), open space for recreational purposes was almost non-existent. Boston Common, though used for a variety of purposes, was the outstanding exception. A movement to provide neighborhood athletic facilities, originally under private sponsorship, began around the turn of the century.

Defined in the broadest sense, open space in the City represents an estimated 6500 acres, most of it located in the southern sections of the City (which includes the Stony Brook and Neponset River reservation and other natural areas). Of the estimated 6500 acres some 2000 is actual park and playground land. The rest is a combination of attractive natural areas, and vacant, abandoned plots of land scattered throughout certain neighborhoods--particularly, the South End, Roxbury and parts of Dorchester.

Land use patterns, as they affect open space and recreation concerns, are discussed in more detail in the individual neighborhood profiles.

**GENERAL RECREATION
AND CONSERVATION GOALS**



GENERAL RECREATION AND CONSERVATION GOALS

Because parks and other "open space" most directly affect the communities where they are located, the City believes that open space planning must be approached as one important dimension of over-all neighborhood planning. It cannot be separated -- economically, socially or politically -- from community concerns for better housing, transportation, human services, new employment opportunities and the like.

In principle, the city's investment in these areas should be mutually reinforcing, but at times it implies conflict and difficult choices that no single policy statement can resolve: the same vacant lot may be suitable for development as a park, a new business or an apartment complex. Where several legitimate needs compete for scarce resources (land or dollars), only a planning process that examines various costs and benefits and reveals the inevitable "trade-offs" can lead to an acceptable, if not universally popular, decision.

In the City's traditional neighborhoods the City is trying to foster this comprehensive approach to open space and recreation planning. "Open Space Profiles" prepared for the traditional neighborhoods (see Section III) attempt to analyze community recreation needs as part of a whole "socio-economic-geographic" picture of neighborhood needs. In the development of "new communities" -- Charlestown Navy Yard and Columbia Point, -- where the City has had an opportunity to "master plan," it has striven to recognize open space needs and opportunities from the start, linking these concerns to other development goals.

Futhermore, just as open space planning in general has too often taken place in relative isolation, "natural" open space areas have often been treated separately from "developed" recreation areas -- parks, playgrounds, indoor recreation centers, etc. In 1976, the well-known "Urban Wilds" report was published by the BRA. It provided the first detailed catalog of the city's most outstanding natural areas and outlined a program for preserving them. In 1977 the Boston Natural Areas Fund -- a private, non-profit corporation -- was established as the working arm of the City's Conservation Commission. (Once property is transferred to the "care and control" of the Commission its "Natural Area" status can be changed only by an act of the state legislature.)

On the neighborhood level the amount and the quality of open space -- "natural" or "developed" -- is generally felt as one condition, and it should be treated accordingly. With greater public knowledge and appreciation of these open space resources, and the mechanisms available to protect them, the City can now bring planning for both "natural" and "developed" open space into closer harmony.

At the outset, it must be noted that Boston's neighborhoods vary considerably in their open space/recreation resources and, likewise, in the needs and opportunities residents perceive for increasing or improving them. Consequently, while setting general goals for open space, the City is aware of those differences and must try to tailor its actions and investment strategies accordingly. The following general goals and strategies express a level of service the City feels is reasonable for all neighborhoods whatever their individual planning requirements may be.

Goals

- 1) IMPROVE THE OVER-ALL MAINTENANCE OF PARK AND OPEN SPACE FACILITIES
 - through more detailed review of Parks Department maintenance budget and its priorities
 - through pilot programs to encourage community-based responsibility for local park operation
 - through continued support of centrally administered maintenance programs for vacant, city owned land (e.g., BRA's Open Space Management Program)
 - through use of CETA work crews on high impact projects of limited duration (e.g., clearing of weed growth along Riverway)
- 2) PROVIDE AN ADEQUATE NUMBER OF PLAY FACILITIES FOR SMALL CHILDREN INDOOR/OUTDOOR (AGES 5-12) WITHIN A SAFE 15 MINUTES WALKING DISTANCE
 - by developing these facilities, where they do not exist, at existing parks and playgrounds
 - by encouraging private non-profit organizations to develop and maintain such facilities on land they may own or might acquire with city assistance
- 3) PROVIDE AN ADEQUATE NUMBER OF MAJOR ATHLETIC FACILITIES (TENNIS COURTS, ETC.) FOR OLDER YOUTH AND ADULTS (ACCESSIBLE BY FOOT, BICYCLE OR PUBLIC TRANSPORTATION)
 - through expansion of existing parks and playgrounds
 - through the use of game court lighting to make greater use of these facilities possible
 - by providing such facilities at Community Schools
 - by encouraging or requiring private developers to provide such facilities for private tenants (particularly if seeking a special tax agreement with the city)
- 4) PROVIDE OPEN SPACE/PARK AMENITIES IN BUSINESS DISTRICTS
 - through design of other municipal facilities in commercial area (e.g., parking lots, municipal buildings, police and fire stations)

- by encouraging private corporations and businesses to provide landscaping and open space amenities as part of their development plans
 - by incorporating open space amenities into large-scale traffic operation projects (such as those funded by the Urban Systems program)
- 5) PROVIDE FOR ELDERLY AND HANDICAPPED NEEDS
- by modification of existing park facilities where appropriate
 - by including special recreational amenities in all new elderly housing projects
 - by considering recreation program needs in the redesign and renovation of municipal buildings and other facilities that might accommodate elderly activities
- 6) PRESERVE NATURAL AREAS--"URBAN WILDS"--IN NEIGHBORHOODS WHERE THEY REPRESENT NEEDED OPPORTUNITIES FOR PASSIVE RECREATION AND RESIDENTIAL OPEN SPACE
- through acquisition by Conservation Commission/Natural Areas Fund
 - through easement
 - through acquisition, where appropriate, by locally-based land trusts
- 7) EVALUATE THE POTENTIAL RE-USE OF VACANT, CITY-OWNED LAND FOR COMMUNITY GARDENING AND OTHER OPEN SPACE USES AND, WHERE APPROPRIATE, TO ENCOURAGE THEIR DEVELOPMENT AND CONTROL BY COMMUNITY GROUPS
- 8) DEVELOP A MORE COGENT, RECOGNIZED PROCESS FOR OPEN SPACE DECISION-MAKING
- through more explicit analysis of open space issues in BRA neighborhood profiles
 - through a better understanding of the role of open space in the control of climate and pollution
 - through careful design review of any construction project performed with public assistance or cooperation
 - through continued collaboration with neighborhood groups on specific plans and designs for facilities in their respective neighborhoods

- through comprehensive "master planning" of any large-scale development project, to accomodate open space needs
- through more frequent, publicized discussions of open space concerns -- such as the B.U.G. seminars, CDBG hearings and other neighborhood meetings
- through the use of neighborhood surveys to help illuminate open space needs and preferences in specific area.

While physical ("capital") improvements at established recreation facilities are planned and carried out on a straightforward, annual basis, the pursuit of open space goals generally must depend on and respond to new and sometimes unforeseen opportunities. A new federal program for waterway improvements, a mass transit project that permits mini-park development along a busy commercial corridor, private donation of wooded land, expansion of recreational facilities by private, non-profit organizations, new elderly housing that includes recreational amenities are all typical examples of such opportunities.

NEIGHBORHOOD OPEN SPACE PROFILES

NEIGHBORHOOD OPEN SPACE PROFILES

Boston has appropriately been characterized as a City of neighborhoods. Ask a Boston resident where he or she lives, and you will probably hear a response of "Dorchester" or "Southie" or "JP" rather than "Boston". Boston's neighborhoods are diverse; each has its own characteristics, assets and needs. Whether in the realm of housing, transportation or open space, the City, in turn, has made a concerted effort to tailor its activities to this diversity. Therefore, the major part of this plan provides required information (community characteristics, inventory data, needs analysis, goals and objectives and five year action plan) on a neighborhood by neighborhood basis.

The following profiles identify the significant open space/recreation issues in the 19 districts established by the BRA's Neighborhood Planning Department and suggest the most likely strategies and opportunities for addressing them.

ALLSTON/BRIGHTON

FIVE YEAR OPEN SPACE AND RECREATION PLAN

I. NEIGHBORHOOD CHARACTERISTICS

A. History

Originally inhabited by the Nonantum Indians, Brighton became the site of cattle stockyards. The Brighton stockyards provided meat for the colonial army during the American Revolution, spreading its reputation well beyond the immediate area. The stockyards grew in size and importance until the late 1800's, when much of the meat packing industry moved to Chicago. The presence of the stockyards gave Brighton a wild, open atmosphere, especially on market day, when buyers and sellers came from miles around. Much of this land, which remained undeveloped, has in the twentieth century been converted to industrial use.

At the same time, Brighton was known for its beautiful gardens, orchards and nurseries. Until the early part of the twentieth century, much of Allston-Brighton was rural, with springs and ponds where none now exist.

In the first part of the twentieth century, Allston-Brighton's population grew as it became more accessible to the City of Boston. After Back Bay was filled in street car lines were built between Allston-Brighton and the rest of the City. Allston-Brighton became one of Boston's largest, most populous neighborhoods.

After World War II, two developments occurred whose impact on the community will for a long time be factors in open space planning. First, the Massachusetts Turnpike divided Allston-Brighton, cutting through neighborhoods and shopping centers. Second, the growth of local universities brought more and more students into the housing, streets, and shops of the community. Allston-Brighton's high concentrations of elderly, college students and working class families combine to present a wide range of lifestyles.

The predominant housing type is wood frame, one to six family structures, but rowhouses, garden apartments and medium-rise apartments all exist in substantial numbers. Allston-Brighton has two public housing projects, Fidelis Way (census tract 6), and Faneuil (census tract 2).

B. Population and Income Characteristics and Trends

Allston-Brighton's estimated 1975 population was 67,405. With 10.6% of Boston's total population, Allston-Brighton is the second most populous neighborhood in Boston.

The Median income, according to census figures, was \$9,626, or \$493 above the City average. However, 17% of the area's population are considered low income, living on an income of under \$5,000 (1970 census).

Allston-Brighton's ethnic and racial diversity makes it unlike many of the other neighborhoods of the City, and creates a variety of needs and opportunities in recreation.

Traditionally, the Allston-Brighton community has been made up of large groups of Irish, Italian, Greek, and Jewish populations. Recent trends show an increase in Black and Spanish-speaking individuals and a large influx of Chinese people coming to Allston-Brighton from Boston's Chinatown. Statistically, the non-White and Hispanic population has risen from 7.1% of the total Allston-Brighton population in 1970 to 12.6% in 1976.

A breakdown of the community by age helps to clarify some of its needs (see Fig. 1).

Figure 1

	<u>Allston-Brighton Population</u>	<u>% of City's Total Population</u>
A-B Total	67,405	10.5%
0-4	2,415	6%
5-14	5,327	6%
15	900	.9%
15-19	5,081	8%
20-24	17,330	20%
24-44	15,012	10%
45-64	11,713	9%
65+	11,800	14%

Allston-Brighton has 10.5% of the City's total population. It clearly has a disproportionate share of the City's 20-24 year olds. This is accounted for by the presence of Boston University, Boston College, and Harvard University, all located in or adjacent to Allston-Brighton. This population groups places heavy demands on certain recreation facilities such as basketball and tennis courts, ballfields, and running paths.

Another group of special significance is the elderly. Fourteen percent of the City's elderly live in Allston-Brighton, and 17% of Allston-Brighton's total population is over 65. The large concentration of elderly, many of whom are on a fixed income, creates a special need for passive recreation areas.

Finally, the above statistics show that Allston-Brighton has a significant number of young children and teenagers. While the overall size of the youth population throughout the metropolitan area is expected to decline gradually over the next 10-15 years,

Allston-Brighton is sure to remain a residential family area, requiring the continued care of playground facilities.

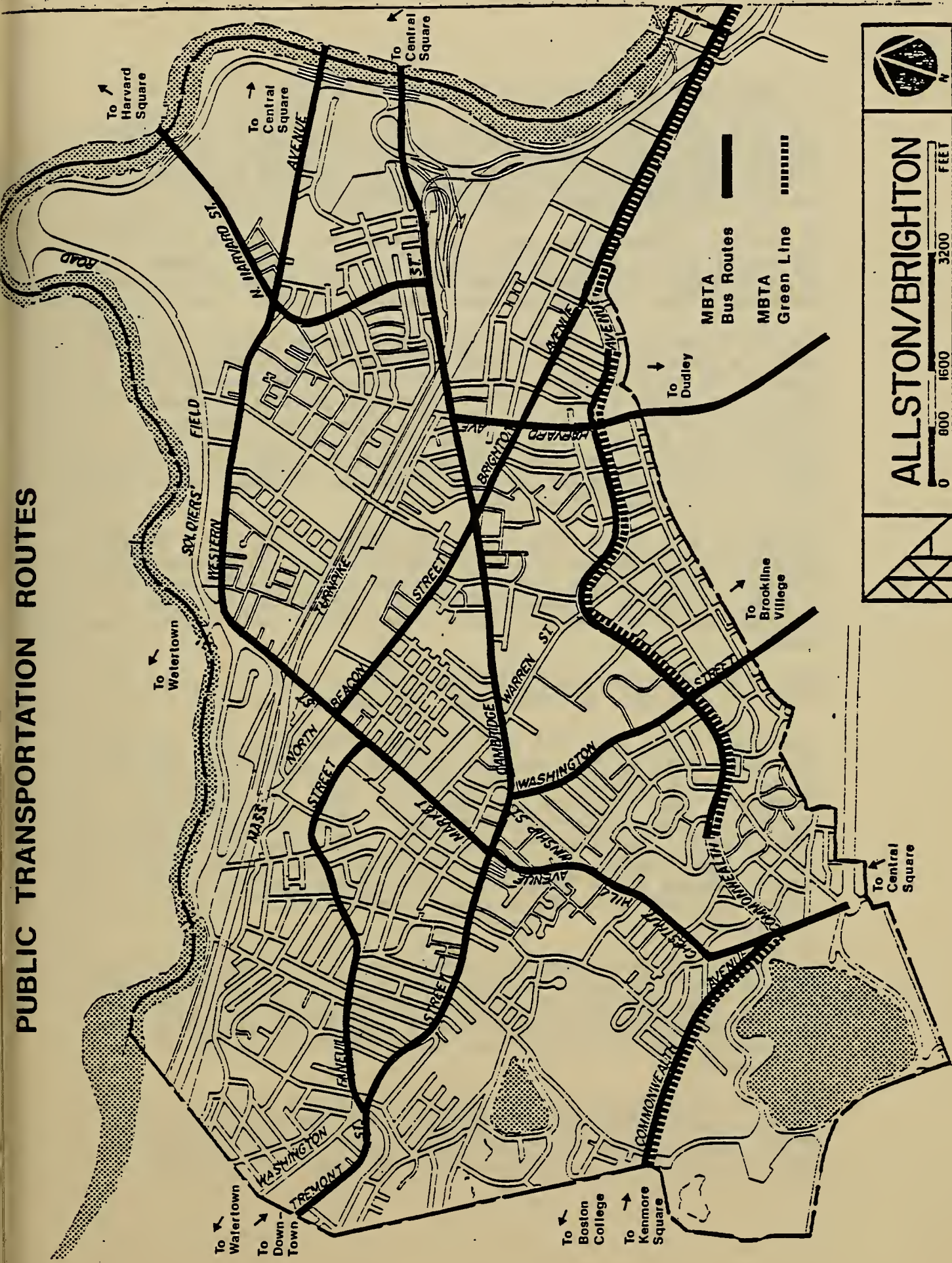
C. Land Use Characteristics

Allston-Brighton is primarily residential, with 80% of the land zoned for this purpose. Servicing this population are four local shopping districts and numerous stores in less dense areas. There is also a significant amount of light and heavy industry, concentrated in North Allston along the railroad corridor, and alongside the Massachusetts Turnpike.

Allston-Brighton ranks seventh in the City in open space per capita. Its resources are enhanced by two major M.D.C. facilities at the Chestnut Hill Reservoir and along the Charles River. Extensive networks of public transportation help in providing good access to existing open space facilities (Fig. 2).

Note: Much of the above information is taken from The Allston-Brighton
BRA District Profile and Proposed 1979-1981 Neighborhood
Improvement Program.

PUBLIC TRANSPORTATION ROUTES



II. ANALYSIS OF NEED

Allston-Brighton ranks seventh in the City in its amount of open space for its population. Though it is significantly below NRPA's recommendation for open space, the lack of available land, and the comparative amount of open space may render those standards inappropriate.

However, in certain areas, notably the Commonwealth Avenue corridor, the supply of open space is deficient. The Commonwealth Avenue corridor is lined with densely-built, three or more story, multiple unit dwellings. There is little open space between or behind these buildings.

Via the Commonwealth Avenue streetcar line, residents have convenient access to open space at the Chestnut Hill Reservoir. Additionally, many of the residents at the upper and lower ends of Commonwealth Avenue are students, with access to recreation facilities at Boston College and Boston University. Still, for many of the residents of Commonwealth Avenue, particularly the elderly, even a short trolley trip can be difficult and they could benefit from a small park close to home. If land suitable for this purpose becomes available in the corridor, it should be examined in this light.

Another area of special concern is North Allston. This area is almost entirely cut off from the rest of the neighborhood by the Massachusetts Turnpike. North Allston does have two parks of substantial size, but at least one of them, Portsmouth Street, is operating far below its potential and in its present condition is perceived by some residents as unsafe.

Most of Brighton, including Oak Square and Cleveland Circle, and the Union Square section of Allston, have good access to open space.

Numerous athletic teams and leagues, some of them city-wide, play on the neighborhood's fields, diamonds and rinks. Additionally, Allston-Brighton has indoor gym recreation facilities at the Jackson-Mann Community School, the West End House, the YMCA, and Brighton-Brookline-Newton Jewish Community Center. Many of these facilities offer organized instruction and team sports. The local APAC runs a summer camp program, and there is a special playground for handicapped children at the Kennedy Memorial Hospital. All of the above facilities are well used. Neighborhood-wide indoor facilities appear to be adequate.

Because of the disproportionate number of elderly in Allston-Brighton, there is a need for easily accessible passive open space. Many of the existing elderly developments have some available open space. But with the possible addition of as many as three new elderly development now in planning, the availability of open space will have to be considered and planned for.

Many of Allston-Brighton's open spaces are privately owned by churches, schools or other institutions. Allston-Brighton residents should have better access to these numerous facilities, especially because many of the school's students have full access to the community's facilities.

But perhaps Allston-Brighton's most serious need is for better maintenance of existing facilities. Many of the neighborhood's tennis and basketball courts are unusable because of cracked pavement and/or missing nets. Many of the fields are strewn with broken glass, and the grass is patchy at best. Some of the tot lots are broken down and graffiti-covered. Allston-Brighton needs a comprehensive plan to refurbish its parks, and then prevent the rapid deterioration that has followed in the past.

Figure II

SUPPLY OF RECREATIONAL SPACE IN ALLSTON-BRIGHTON
(NRPA Standards vs. Allston-Brighton Supply)

<u>Population Ration Standards (NRPA)</u>	<u>Minimum Amount Recommended for Allston-Brighton</u>	<u>Amount Available in Allston-Brighton</u>
10 acres/1000 people	670 acres	300 acres
50 % active recreation	335 acres	67 acres (25%)
50% passive recreation	335 acres	233 acres (75%)
25-50% neighborhood oriented	167-335 acres	162 acres (54%)
50-75% City-wide oriented	335-503 acres	138 acres (46%)
1 playlot, vest-pocket park/ 250-1250 (less than 1 acre)	54-268	15
1 neighborhood park/2000-10,000 (5-20 acres)	7-33	17
1 district park/10,000-50,000 (20-100 acres)	1-7	1
1 metropolitan park/50,000 (100-250 acres)	1	1
1 regional park/100,000 (250+ acres)	1	0
1 baseball field/6000	11	7
1 softball field/3000	22	3
1 tennis court/2000	33	11
1 basketball court/500	134	9
1 golf course/25,000	3	0

FACILITY/TYPE	SIZE	CONDITION	ZONING	Ownership/ Management	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
Ringer Park Allston & Griggs Place Multi-purpose	12.38 acres	Fair	R-5	COB/P&R	Well utilized, mixed Basketball, Softball, Tot Lot	Problems with crime, vandalism. Spacious, undeveloped area.
William Smith Playground Western & N. Harvard Playfield	6.89 acres	Fair	M-1	COB/P&R	Summerthing 5 baseball fields Tennis courts Basketball Neighborhood kids & City-wide Leagues	Iceskating rink proposed by CBC. Wide, bare expanse. Could use trees along Western Avenue.
Brighton Square Chestnut Hill Avenue Passive space	.57 acres	Fair	S-5	COB/P&R	Elderly, young children Tot Lot	Adjoins new elderly center. Under construction-elderly sitting area. Benches, trees, recreation area.
Brighton Municipal Bldg. Chestnut Hill & Acad. Hill Multi-purpose indoor ctr.		Fair	S-5	COB/P&R	Under construction. To be used by elderly. Rec., Health, Social.	Under construction - Elderly center.
Portsmouth St. Playground Portsmouth Street Playfields	4.29 acres	Poor	R-8	COB/P&R	Softball fields. City-wide leagues.	Scheduled for 1980-refurbish playfields, landscaping. Tennis court needs work. Room for a 2nd tennis court. Recent tree planting-Greening of Boston.
Penniman & Hano Streets Playground Penniman, Hano Streets Multi-purpose park	.94 acres	Poor	R-8	COB/P&R	Mixed.	Small residential area sur- rounded by industrial use.
Rogers Park Lake & Forest Streets Multi-purpose park	8.2 acres	Good	R-5	COB/P&R	Mixed. Summerthing. Boys' teams.	Money allocated for ballparks, fencing 1979.

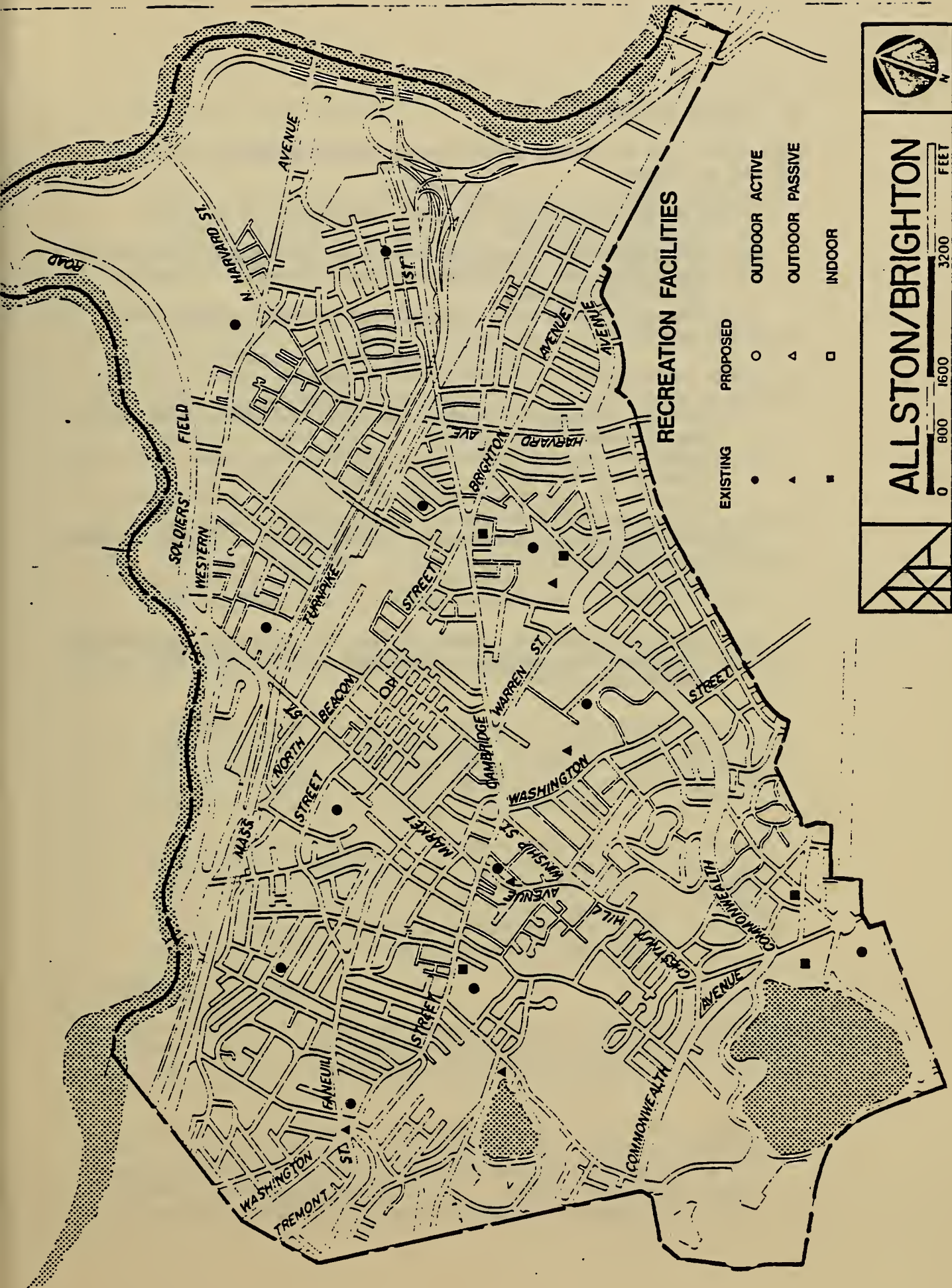
III. OPEN SPACE INVENTORY

FACILITY/TYPE	SIZE	CONDITION	ZONING	OWNERSHIP MANAGEMENT	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
James Reilly Playground Cleveland Circle Multi-purpose park	6.85 acres	Good	H-2	MDC/MDC	Swimming pool Skating rink	
Fidelis Way Playground Fidelis Way Playground	7 acres	New	H-1	City of Boston/P&R	Basketball, passive recreation lights Used mostly by housing project residents.	Completion date 12/15/79
Nestnut Hill Park Surrounds reservoir Open space	33.5 acres	Excellent	B-1	MDC/MDC	Jogging, walking, bike path	Recent improvements by MDC
Chiswick Road Park Comm. & Sidlaw Multi-purpose	.60 acres	Good	H-2	City of Boston/ P&R	Elderly.	Scheduled to receive new fencing, benches. Large temple, nursery school nearby.
Charles River Embankment Multi-purpose Open space	104.3 acres	Good	S-5	MDC /MDC	Jogging, playing. Mixed users.	
Cassidy Playground Cleveland Circle Multi-purpose	9.44 acres	Fair	S-3	City of Boston/P&R	City-wide baseball teams (4 fields). 2 tennis courts. Soccer field.	Cement seating needs repair. Because it lies on border of Brookline, some repairs neglected. Ballfields need attention.
Union St. Playground Union & Priscilla Sts. Multi-purpose	1.31 acres	Excellent	R-5	City of Boston/P&R	Local families. Teenagers.	New. Good shape.
Gallagher Park Lake Shore Road Undeveloped natural area	16.01 acres	Good	S-5	City of Boston/P&R	Family. Jogging, walking.	Pond. Could be cleaned up. Potential for swimming, fish- ing, boating. Boston Urban Wild.

FACILITY/TYPE	SIZE	CONDITION	ZONING	OWNERSHIP MANAGEMENT	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
Oak Sq. Playground Faneuil & Washington St.. Multi-purpose	1.48 acres	Fair	R-8	City of Boston/P&R	Well-utilized Little League Field.	Basketball court & tot lot unmaintained. New lighting. Adjoins MBTA property.
Oak Square Green Faneuil & Washington St. Passive recreation	.22 acres	Good	L-5	City of Boston/P&R	Elderly, mixed.	New fencing, benches, landscaping, planned for 1980.
Hobart Street Play Area Hobart & Raneleigh	.60 acres	Good	L-5	City of Boston/P&R	Local families.	Hangout; vandalism problem
McKinney Playground Faneuil & Market Streets Multi-purpose	5.94 acres	Fair	R-5	City of Boston/P&R	Kids from Faneuil Project. Basketball, tennis.	Across street from Faneuil Project. Tennis & basketball courts unmaintained.
Sorrento St. Playground Sorrento & Hooker Sts. Multi-purpose	1 acre	Fair	R-5	City of Boston/P&R	Basketball, Tot Lot, chess, checkers. Mixed use.	Strong residential community. Potential for neighborhood maintenance.
St. Gabriel's Monastery Washington Street Undeveloped open space.	13.96 acres	Good	H-2	Church. Presently for sale.	Passive.	Adjoins Fidelis Way, St. Elizabeth's Hospital. Future uses under consideration. See Task Force Recommendations.
Etna Street Open Space Etna & Murdock Streets Vacant land	1.10 acres	Fair	L-1	Private. Presently for sale.	Unmaintained field.	2 proposals being considered. Private developer-elderly; City ownership-park w/community maintenance.
Turnpike Overlook Mass. Pike, Newton Street Road shoulder.	7.17 acres	Fair	M-1	M.T.A.	Teenage boys.	Designated Boston Urban Wild. Poor public access
Crittenton Hospital Perthshire & Dunboy Building ground	3.03 acres	Good	R-8	Hospital	Passive, informal.	Designated Boston Urban Wild.

III. OPEN SPACE INVENTORY

FACILITY/TYPE	SIZE	CONDITION	ZONING	MANAGING AGENCY	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
St. Sebastian's Glenley Terrace Building grounds	6.44 acres	Good	S5	School	Football, softball. Informal use.	Designated Boston Urban Wild.
Cenacles Lake & Kendrick Building grounds	17.5 acres	Good	R2	Convent	Families, mixed. Walking, climbing.	Designated Boston Urban Wild.
Euston Path Rock Nottingham Road Undeveloped natural area	.67 acres	Good	R5	Unknown	Family, mixed.	Designated Boston Urban Wild.
Mt. St. Joseph's Academy Cambridge & No. Beacon Undeveloped natural area	14.35 acres	Good	R5	Education- al	Families, mixed.	Designated Boston Urban Wild.
Kennedy Rock Cambridge Street Undeveloped natural area	2 acres	Good	H-1	Hospital	Families, mixed.	Designated Boston Urban Wild.
St. John's Seminary Commonwealth & Lake Undeveloped natural area	.47 acres	Good	R5	Unknown	Mixed, passive.	Designated Boston Urban Wild.
Leamington Rock 27-39 Leamington Road Undeveloped natural area	.47 acres	Good	R5	Unknown	Mixed, passive.	Designated Boston Urban Wild.
Foster Street Hill 176-188 Foster Street Undeveloped natural area	5.73 acres	Good	S5	Charitable Institu- tion	Mixed, passive.	Designated Boston Urban Wild.
Oakland Quarry Brock Street Undeveloped natural area	2.25 acres	Good	R8	Private	Family, mixed. Walking, passive.	Designated Boston Urban Wild.
Wallingford Rock	3 acres	Good	R5	Private	Families, mixed.	Designated Boston Urban Wild.



IV. GOALS AND OBJECTIVES

Open Space and Recreation goals for Allston/Brighton can be summarized as follows:

- A. To preserve and resurface existing facilities -
 - 1. Reinforce and expand recreational use of Ringer Playground, Smith Playground, Postsmouth Street Playground and Oak Square Playground;
 - 2. Develop preservation strategies for privately owned open space.
- B. Take advantage of new open space/recreational opportunities -
 - 1. Increase Community access to colleges and universities recreation facilities;
 - 2. Increase community access to privately owned open space for passive recreation;
 - 3. Support appropriate additions to City's open space stock; (e.g., in Commonwealth Avenue Corridor);
 - 4. Evaluate new development for impact on and provision of open space amenities.
- C. Develop effective maintenance and security programs -
 - 1. Support innovative community - police department programs;
 - 2. Develop community maintenance and security arrangements for neighborhood parks.

V. FIVE YEAR ACTION PLAN

A. Areas to be Developed and/or Studied

1. Ringer Playground - Ringer Playground is a 12.38 acre multi-purpose facility that is heavily utilized almost year round. The hilly natural areas should be developed with paths, sitting areas, and pedestrian lighting. Victory gardens could also be established for use by the immediate neighborhood.
2. Smith Playground - Smith Playground is a flat open, 6.89 acre facility. A winter ice skating facility should be developed with proper boundaries and drainage.
3. Portsmouth Street Playground - This 4.29 acre park is heavily utilized for corporate and city wide leagues as well as the immediate neighborhood. Parking areas within the park boundary should be designated and developed. Ballfields and the tot lot also require renovation.
4. Oak Square Playground - The 1.48 acre Oak Square Playground should be developed to include a central facility for adolescents and teenagers. There are several options as to the use of existing park land on MBTA property for this facility expansion.
- *5. Etna Street Site - The Etna Street site should be developed into a public park area emphasizing passive recreation and tot lot equipment.
6. Gallagher Park - Gallagher Park is an undeveloped natural area of 16.01 acres that includes Chandler's Pond, one of the City's few ponds. The pond is littered and murky in places, but still beautiful. If the pond were cleaned up it might be usable for fishing, swimming and/or boating.
7. St. Gabriel's Monastery - The Monestary and the 13.96 acre grounds that surround it are currently for sale. The options are currently being considered by a neighborhood task force. Two proposals are under consideration: purchase by neighboring St. Elizabeth's Hospital to maintain it as open space; and sale of the land to a developer for new housing.

B. Recreation Facilities

Allston/Brighton has significant tracts of open space and recreational facilities. Public access, however, should to be improved through changes in land use, pedestrian paths, and easements or cooperative agreements with church and educational institutions.

The Metropolitan District Commission property along the Charles River and at the Chestnut Hill Reservoir are valuable community assets but also draw users from other areas, thereby adding to congestion and competition for space. Boston University, Boston College, and Harvard all maintain recreational facilities that have

Figure 1 is a schematic representation of the experimental design. It shows a sequence of events: Stimulus, Response, Feedback, and Outcome. Arrows indicate the flow from Stimulus to Response, Response to Feedback, and Feedback to Outcome. A feedback loop arrow connects Outcome back to Stimulus. A box labeled 'Subject' is shown at the bottom, with an arrow pointing to the 'Response' box.

limited public access. Students for these institutions, however, are heavy users of public open space and add to the demand for new facilities. Increased community access to college recreational resources should be explored.

Church owned land in Allston/Brighton would be an expanded resource with the advent of public access for passive recreation and walking trails. Agreements of these and other several properties that seem suitable for such use include the Cenacles, Mt. Saint Joseph Academy, St. John's Seminary, and St. Gabriel's Monastery, should be negotiated.

Active recreational facilities such as tennis courts, basketball courts, and softball diamonds are scattered throughout Allston/Brighton. These facilities should be added to as opportunities arise, but more importantly need to be maintained, repaired, and scheduled for maximum community useage.

C. Maintenance and Security

Maintenance and security are the most crucial issues facing Allston/Brighton's parkland. Increased neighborhood awareness and concern for local open space offer important support to special police programs such as "Gang Cars", horsepatrols, and other police-community communication efforts. These can be effective in restoring neighborhood confidence and increasing park security.

Community surveillance and maintenance agreements should be developed to provide options for local groups to assume varying degrees of responsibility for the operation of neighborhood parks.

Parks such as Ringer Park, Fidelis Way Playground, Sorrento Playground, and the proposed Etna Street Park lend themselves to neighborhood security and maintenance programs. They are locally used, exist in residential areas, and have direct visual access from two or more boundaries. Victory gardens can be used in these and other parks to provide "eyes on" security while fulfilling a real need for hundreds of city dwellers.

D. Urban Wild Sites

The twelve urban wild sites found in Allston/Brighton represent areas of distinguished natural features. These sites exist on both public and privately owned land. A recent inventory of open space has found additional candidates for Urban Wild designation.

These new sites should be thoroughly evaluated and priorities and strategies for preservation of each Urban Wild site should be developed.

ALLSTON/BRIGHTON FIVE YEAR PLAN

YEAR	1	2	3	4	5
I Park Improvements					
a. Ringer Playground	_____	_____			
b. Smith Playground	_____	_____			
c. Portsmouth Street Playground	_____	_____			
d. Oak Square Playground		_____			
e. Etna Street		_____			
f. Gallagher Park		_____			
II Development of Open Space Preservation Strategies	_____				
III Negotiate for Access to University Recreation Facilities	_____				
IV Develop Community Park Maintenance Agreements	_____				

final

OPEN SPACE AND RECREATION PLAN
BACK BAY/BEACON HILL/BAY VILLAGE

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 - E. Water Supply and Sewage Disposal
- II. GOALS AND OBJECTIVES
- III. INVENTORY
- IV. ANALYSIS OF NEED
- V. FIVE YEAR ACTION PROGRAM

I. BACKGROUND INFORMATION

A. History

The Back Bay/Beacon Hill/Bay Village consists of three historically and architecturally distinct 19th century residential neighborhoods whose viability today results in large part from a history of sound planning, adaptability to change, and well-organized community groups. Development of Beacon Hill began with the construction of the Bulfinch State House in the 1790s. The south slope, with its views of both the Common and the Charles River, made an ideal location for the fine homes which were in demand in prosperous, post-revolutionary Boston. A syndicate known as the Mt. Vernon Proprietors purchased some 20 acres and laid out Louisburg Square and a grid pattern of streets. They established broad setbacks on Mt. Vernon Street and imposed various deed restrictions so that only brick or stone residences could be built. The north slope of the Hill was set apart from the south by two long blocks on the north side Pinckney Street. Development there took place in a less coherent pattern than the rest of the Hill. Wooden and brick houses were built in the first half of the nineteenth century and tenements in the latter part of the nineteenth century and early twentieth century.

Back Bay began to be developed as a residential neighborhood in the late 1850s and caught the fancy of affluent old families and newly rich alike after the Civil War, and some of the south slope of the Hill fell into decline. The design of the Back Bay was very much influenced by the impressive Parisian boulevards of Second Empire France. Unlike earlier residential plans for Beacon Hill or the South End, the Back Bay was not divided into tree-lined squares but was conceived as a grand scheme of generously landscaped, parallel avenues. Commonwealth Avenue, designed as the dominant boulevard, provided a central linear park and connected the green open spaces of the Common and Public Garden with those of the Fenway system.

Bay Village was planned and developed as a residential neighborhood in the mid-1800s. The original lots were 20 feet by 68 feet and carried with them deed restrictions on height and construction materials. An accomplished carpenter/builder named Ephraim Marsh, who had extensive land holdings in this part of town, is credited with the original planning for the neighborhood and for supervision of the construction of 300 of the original buildings. His efforts and influence resulted in the creation of a residential neighborhood of unusual charm, intimacy, human scale and architectural integrity -- qualities which have survived to the present day.

B. Population

According to the census, Back Bay/Beacon Hill/Bay Village experienced a 13% increase in population to 27,526 persons between 1960 and 1970, in contrast to the City's 7% decrease. The area's

population is increasingly dominated by people aged 15-34, with especially strong gains in the 15-24 age group.

A high proportion (85%) of the district's housing units are renter-occupied, a low proportion (7%) are owner-occupied; the comparable City statistics are 68% and 26% respectively. Likewise, relatively few of the district's housing units are in single-unit and two nine-unit structures; close to 60% of them are in buildings containing 10 or more units.

Back Bay/Beacon Hill/Bay Village is the most densely populated neighborhood averaging 41 persons per acre. The neighborhood's black population has traditionally been very low, remaining about 2 percent of the total. Approximately 11 percent of the district's population is over 65 years old, down from 17 percent in 1960. Juveniles comprise a relatively small percentage of the neighborhood's population, only 2.9% of the total.

Recent trends in the Back Bay/Beacon Hill/Bay Village neighborhood have seen a significant amount of condominium conversions totalling over 2,000 units. This has resulted in a considerable population change. Students and young professionals and/or clerical workers are increasingly being displaced as higher income households move into the area.

C. Personal Income Levels

The district's affluence relative to the rest of the City is shown by median income figures for families and individuals. Median family income in Back Bay/Beacon Hill/Bay Village ranges between \$9,584-\$19,106 while the City's median income is \$9,133. Median individual income reflects a similar disparity between the neighborhood and City. In contrast to the City as a whole, the district has a low (23%) proportion of family households and a high (77%) proportion of households comprised of persons living alone or unrelated individuals.

D. Land Use Patterns

Back Bay/Beacon Hill/Bay Village are separate, densely populated distinct and somewhat isolated neighborhoods in downtown Boston. Beacon Hill, the oldest of the neighborhoods, is characterized by three and four story brick townhouses in the Federal and Greek Revival styles of late 18th to mid-19th century. Some of these buildings continue in their original use as single-family homes while others have been converted to apartments and condominiums. Much of the north slope of the Hill consists of 5 and 6 story brick tenements constructed after the turn of the century. Commercial uses are concentrated along Charles Street and Cambridge Street and function primarily as local neighborhood retail areas although Charles Street has a secondary role as a regional specialty shopping district. Institutional uses include educational facilities, churches and other non-profit uses spread through the Hill.

The Back Bay residential district is also characterized by 19th century brick townhouses, although larger in size than those on Beacon Hill and of Victorian design. Although the neighborhood contains most of the City's condominiums, apartments predominate, most of which are situated in converted townhouses. The Back Bay residential area is situated in the northern part of the neighborhood while southern area consisting of Boylston and Newbury Streets is largely commercial. The commercial district contains specialty stores serving the entire region as well as neighborhood convenience stores. Institutional uses are situated both within the residential and commercial areas and include colleges such as Fisher and Emerson, several private clubs, churches and major cultural facilities such as the Public Library and Institute of Contemporary Art.

South of Boylston Street is a major office district which includes the John Hancock Life Insurance office complex as well as the mixed-use Prudential Center.

Bay Village is a small residential enclave of two and three story brick townhouses of Federal and Greek Revival design, surrounded by major commercial areas including Park Square and the Theatre District.

E. Transportation

As downtown residential areas, Back Bay/Beacon Hill/Bay Village are well served by public transportation. Two rapid transit lines, the Red and Green Line, provide service to the area in addition to commuter rail at Back Bay Station and extensive bus service. Although these high density downtown neighborhoods have convenient access to the region's highway system via the Massachusetts Turnpike, Storrow Drive and the Central Artery, automobile ownership is lower than for the City as a whole. This can be explained in part by the area's public transportation access but also by the neighborhood's attractive pedestrian environment and convenience to shopping and employment areas. According to US Census figures 43 percent of all workers in the district walk to work as compared to 15 percent citywide.

F. Water Supply and Sewage Disposal Systems

Back Bay/Beacon Hill/Bay Village are served by the municipal water sewer system. The Boston Water and Sewer Commission is responsible for providing these services in conjunction with the Metropolitan District Commission.

II. GOALS AND OBJECTIVES

Open space and recreation goals for Back Bay/Beacon Hill/Bay Village can be summarized as follows:

1. To preserve and restore the "Emerald Necklace", the historic Olmsted Park system, including Boston Common, Public Garden, Commonwealth Avenue Mall.
 - A. Continue restoration of park facilities:
 - the replacement and care (particularly Commonwealth Avenue Elms)
 - monument/statue restoration (Shaw Memorial, Information Center fountain)
 - walkway repair (Boston Common/Public Garden)
 - fence repair (Boston Common)
 - B. Enforcement of park/sanitary regulations (Public Garden regulations/dog-litter ordinances)
2. To maximize opportunities for development and expansion of new open space areas in these high density neighborhoods.

Develop additional open space areas:

Beacon Hill - Temple Plaza and Grove Square
Square Vest Pocket Park
State House Park

Back Bay - Dartmouth Street Mall Extensions 1 and 2

3. To maintain and expand recreation facilities and programs.
 - A. Examine the need for additional or improved recreation programs.
 - B. Develop additional recreation facilities
 - Back Bay Tennis Courts
 - Bicycle Trails
4. To devise innovative approaches to open space management.
 - A. Improve and expand municipal maintenance capabilities.
 - B. Develop community maintenance program - Clarendon Street Playground.
5. To work closely with neighborhood groups in determining open space and recreation priorities.
 - periodically update open space and recreation plan in consultation with various neighborhood groups.

6. To maximize value and use of existing open space areas.
 - A. Redesign and reconstruct undertulized areas: Copley Square, Dartmouth Street Mall.
 - B. Improve access to open space areas: Charles River Embankment.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Myrtle Street Play Area	COB/P & R	H-2-65 .17 acres	climbing equipment swings, game tables basketball, benches	Neighborhood kids/drunks & bums	Good	noise litter problem, increase surveillance
Phillips Street Play Area	COB/P & R	H-2-65 .13 acres	swings, game tables basketball, climbing equipment, slides	Neighborhood kids	Good	noise/litter problem; increase surveillance
Clarendon Street playground	COB/P	H-5-70 .7 acres	slides, climbing equipment, swings benches	School child- ren/neighbor- hood kids	Good	neighborhood manage- ment program
Copley Square	COB/P & R	R-8 2.15 acre	statue/monument, benches, fountain	Office worker tourists drunks/bums	Good	poor design prevents square from achiev- ing full potential
Dartmouth Street Mall	COB/P & R	H-5-70 R-4-70 R-10-155 1.22 acre	benches	school child- ren, shoppers drunks/bums	Good	litter/sterile design
Statler Park	COB/P & R	R-10	fountain	Drunks/bums	Good	litter/broken fountain, hangout for derelicts
WMEX Park/Radio Plaza	COB/P & R	R-4-U	benches	?	Good	
Elliot Norton Park	COB/P & R	R-8 .98 acre	benches, playing tables	-	Good	
Prudential Center Plaza	Private/Private	R-8 3.3 acre	Benches	Office workers shoppers/ tourists	Good	should be redesigned in conjunction with retail area

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Boston Common	COB/P & R	H-2-65 48.4 acre	fountains, benches monuments/statues tot lot, wading pool, softball fields (2), tennis courts (2), rest room (2), band stand	shoppers, tourists, office workers, residents, drunks/bums	Good	
Public Garden	COB/P & R	H-2-65 24.25 acre	fountains, benches, monuments/statues lagoon/swan boats bridge, water distribution system	shoppers, tourists office workers, residents, drunks/bums	Good	Enforcement of posted regulations
Commonwealth Avenue Mall	COB/P & R	H-5-70 32 acre	monuments/statues benches, water distribution	residents drunks/bums	Good	Preservation and replacement of Dutch Elm trees
Charles River Embankment	MDC/MDC	H-3 43.6 acre	band shell, tot- lot (2), boathouse (2), statues/monu- ments, boat docks, benches, rest rooms (2), tennis courts (4), bridges (5), baseball and football fields, bicycle trails, swimming pool	residents	Good	Develop additional facilities improve access to neighborhoods

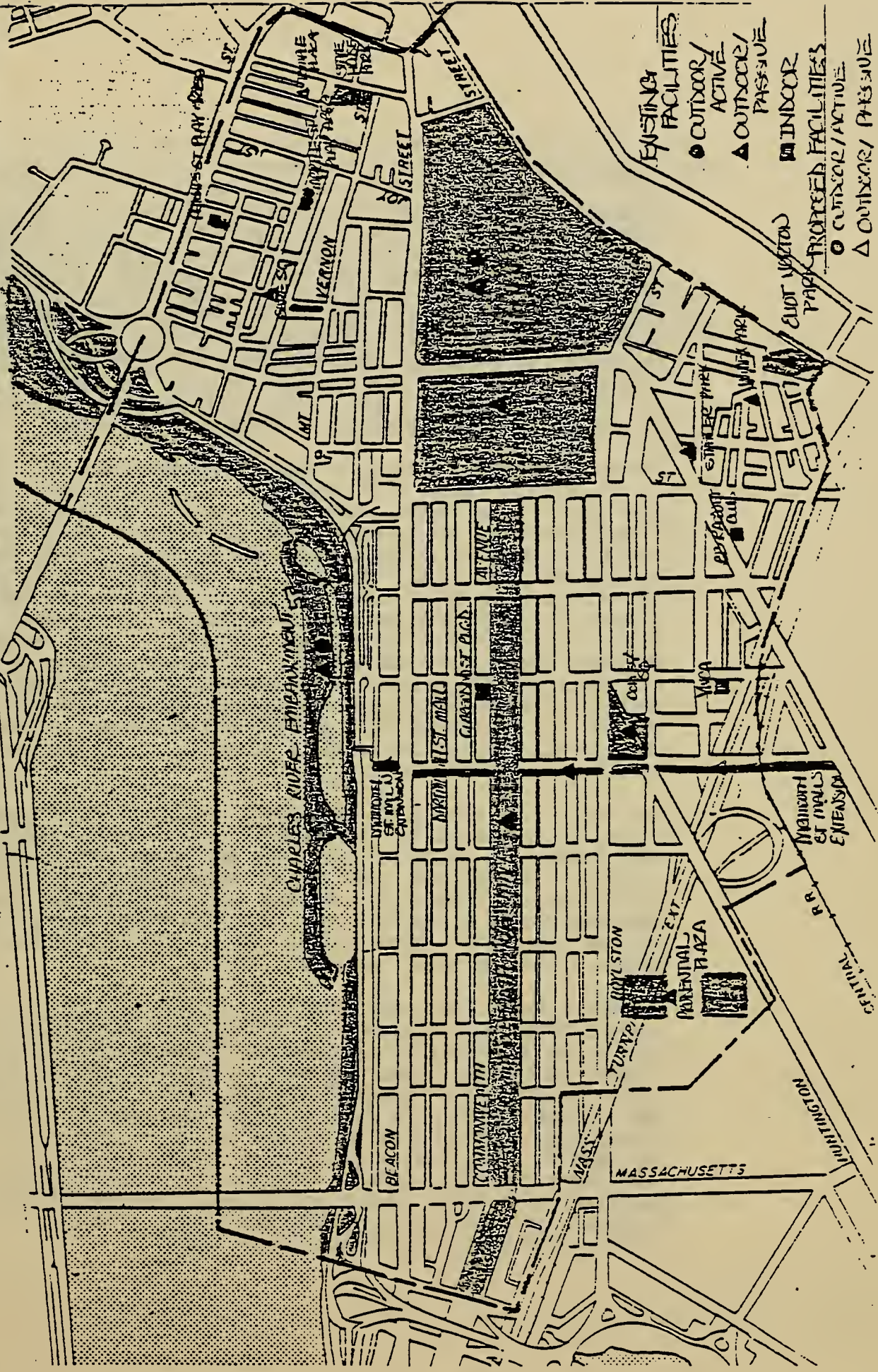
OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Back Bay Racquet Club (62 Columbus Avenue)	Private/Private	R-R .17 acre	Racquetball courts (12), saunas, exercise room, restaurant	members and quests	Good	
YWCA (140 Clarendon Street)	Private/Private	R-R .31 acre	Indoor center, swimming pool, sauna, running track, gym	members and quests	Good	

BACK BAY / BEACON HILL / BAY VILLAGE

0 450 900 1800 FEET



- EXISTING FACILITIES:**
- OUTDOOR / ACTIVE
 - ▲ OUTDOOR / PASSIVE
 - INDOOR
- PROPOSED FACILITIES:**
- OUTDOOR / ACTIVE
 - △ OUTDOOR / PASSIVE

IV. ANALYSIS OF NEED

Back Bay/Beacon Hill/Bay Village is the location of several large citywide open space facilities including Boston Common, the Public Garden and the Charles River Embankment which provide open space and recreation opportunities for neighborhood residents as well as other residents of the City and region. Open space areas and facilities serving only local needs are limited to several small parks including the Myrtle Street Playground and Phillips Street Playground on Beacon Hill and the Clarendon Street Playground in Back Bay. These areas are designed primarily for passive recreation and active children's play. Approximately 78 percent of the open space in the neighborhood is citywide in orientation.

National Recreation Association standards indicate that Back Bay/Beacon Hill/Bay Village is in need of an additional 142 acres of open space. Development patterns preclude the addition of all but a small portion of this acreage. The neighborhood compares favorably with most other sections of the city in terms of open space per thousand population. However, the development of additional limited open space in BB/BH/BV is more critical than the standards indicate due to the high density development in the neighborhood and the large daytime, non-resident population of office workers, shoppers, tourists and conventioners who share open space areas with residents. The standards for recreation facilities show a need for all types of facilities, particularly basketball courts. However, the neighborhood's relatively low percentage of population between the ages 0-19 (15%) suggest that the standards overstate facility needs in the area.

Due to the high density of development in these downtown neighborhoods, the highest in the City, and the lack of undeveloped land, opportunities for additional open space are limited and generally expensive. Unmet open space and recreation needs must be met through the development of new areas where opportunities exist, improving access to existing areas, and more fully integrating existing open space. Many existing areas could be developed more intensely with additional recreation facilities.

Recreation needs for young children have been addressed with the recently completed Clarendon Street Playground, a rebuilt play area on the Esplanade in the vicinity of Clarendon Street, the Common tot lot and wading pool and the Myrtle Street and Phillips Street Playgrounds on Beacon Hill. The Phillips Street Playground will be expanded with the development of the Anderson Park sitting area. Most of these areas also provide sitting areas as do the citywide areas such as the Common, Public Garden and Commonwealth Mall for passive recreation. The interconnected nature of much of the areas park system provide extensive and attractive opportunities for walking and jogging. Skating in the winter is provided on the Public Garden Lagoon.

The neighborhood's increasing young adult population has varied opportunities for active recreation including jogging, biking, and sailing. Public tennis courts in the neighborhood are available at two sites in the neighborhood, the Common and Embankment, but provide a total of only six courts. Possibilities of providing additional courts particularly in the vicinity of the Back Bay, should be explored. The relatively high income levels in Back Bay/Beacon Hill/Bay Village allow many residents to take advantage of various private athletic facilities in the downtown area including the YWCA and the newly opened Back Bay Racquet Club which are both situated in the neighborhood.

Open Space/Recreation Standards
Back Bay/Beacon Hill/Bay Village

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball diamonds	1 per 6,000	5	1	4
Softball diamonds	1 per 3,000	10	2	8
Tennis courts	1 per 2,000	15	6	9
Basketball courts	1 per 500	60	2	58
Swimming pools (25 meter)	1 per 10,000	3	1	2
Swimming pools (50 meter)	1 per 20,000	1	0	1
Open Space	10 acres per 1,000	300	158	142
playlots	1 per 500-2,500	12	6	6
vest pocket parks	1 per 500-2,500	12	2	10
neighborhood parks	1 per 2,000-10,000	3	1	2
district parks	1 per 10,000-50,000	1	4	0
large urban parks	1 per 50,000	--	--	--

V. FIVE YEAR ACTION PROGRAM

Areas to be Developed

State House Park. Restoration. Beacon Hill. State House parking lot at Mt. Vernon, Derne, and Bowdoin Street. This .8 acre site is presently used as a parking lot for the State House. This area was originally developed as a park and still contains the historic Bulfinch obelisk and attractive iron gateway. This site should be developed as an attractive green space and sitting area for office workers and students and nearby residents of this densely developed area. State House parking needs should be met in existing underground garages. Reduction of parking in the State House area would be consistent with federal and state policies to conserve energy and to more efficiently use the automobile. Funding for this project should come from state or federal sources.

Dartmouth Street Mall Extension. Back Bay. Extension of the Dartmouth Street Mall from Copley Square to Columbus Avenue in the South End as part of the Copley Place and Tent City Developments. An extended mall developed in conjunction with these projects provides the opportunity to reinforce Copley Square's function and importance as a focal point, provide an attractive linkage between the South End and Back Bay neighborhoods, enhance the City and the proposed projects, and accommodate increased foot traffic in the area. The Dartmouth Street Mall extension should be financed as part of the development costs of the proposed Copley Place and Tent City projects.

Grove Square Park. Beacon Hill. The small dead end portion of Grove Street south of Myrtle Street on Beacon Hill's north slope. Presently no parking is allowed on either side of the Square and there is no heavy, or regular vehicular use. The Square is often used for illegal parking and dog walking and represents an opportunity to improve the neighborhood with a vest-pocket park. New paving, trees, bollards and perhaps a fountain would greatly enhance the Square (approximately .05 acres).

Dartmouth Street/Esplanade Access. Back Bay. The portion of Dartmouth Street north of Beacon Street between Beacon Street and Back Street developed as pedestrian way to improve access and connection between Back Bay neighborhood, Copley Square and the Esplanade. This small stretch of Dartmouth Street is presently used as an exit from Storrow Drive as well as an illegal entrance to the roadway. The Clarendon Street exit ramp from Storrow Drive begins at about the same point as the Dartmouth exit and provides a much safer vehicular access from Storrow Drive to the Back Bay. A traffic study would be necessary to determine the impact of closing the Dartmouth exit. Brick paving and lighting similar to the existing Dartmouth Mall would effectively tie this segment to the existing Mall and improve pedestrian access to the Esplanade footbridge. This project should be developed in conjunction with the MDC.

Temple Street Church Plaza. The vacant parcel of land on the Temple Street Mall across from Suffolk University behind St. John's Church, approximately .06 acres in size, provides an opportunity to develop a small sitting area for the large student and residential population in the vicinity. The rear stone wall of the Church provides an interesting textured backdrop for a vest-pocket park which could be further highlighted with lighting and sculpture. This project should be undertaken by Suffolk University in conjunction with St. John's Church.

Commonwealth Avenue Mall Restoration. The Commonwealth Avenue Mall divides the Back Bay in half stretching from the Public Garden to Kenmore Square comprising about 14 acres. Considerable restoration of this historic open space has been undertaken during the past few years through the combined effort of the City, private individuals and organizations. Additional improvements should be initiated to restore the Mall at Berkeley Street by removing the traffic turn lanes, to plant additional trees where needed (about 90 trees), to complete the underground watering system, and to light the Mall statues.

Copley Square Redesign. Copley Square as it presently exists was constructed about ten years ago to function as a major civic square and focal point of the Back Bay. The design of the square has provided to be less successful than anticipated due primarily to the high cement walls that surround the square, blocking visual and pedestrian access and limiting the square's attractiveness, use, and safety. The business and residential communities in Back Bay have been unhappy with the square which has become a hangout for street people and others and has not become the civic asset hoped for. A redesign of the square in conjunction with civic groups and businesses and institutions could address the square's shortcomings and allow the square to reach its full potential.

Recreation Facilities

Due to space limitations, opportunities for additional recreational facilities are few in the neighborhood. Large facilities such as baseball, softball and football fields and tennis courts have been developed on Boston Common and the Esplanade. Space is available in these parks for additional facilities, however, both areas are heavily used and competing demands for limited land must be evaluated. The greatest need for recreation facilities appears to be in the Back Bay. The possibility of constructing tennis courts on the Esplanade in the vicinity of Clarendon Street should be explored.

The feasibility of establishing a system of bicycle paths in the downtown area connecting with the existing paths on the Esplanade should be examined both as a recreational resource and as an alternative method of commuting for area residents. Properly marked bicycle lanes and controls as well as citizen education and enforcement of traffic laws would greatly enhance use, safety, and provide an opportunity to reduce auto traffic.

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- A. Grove Square-design/implementation
- B. Dartmouth Mall Extension design/implementation
 - 1. Huntington to Columbus
 - 2. Beacon to Storrow
- C. Temple Plaza-design/implementation
- D. Statehouse Park-design/implementation

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Maintenance and Rehabilitation

Open space and recreation facilities in Back Bay/Beacon Hill/Bay Village are generally in very good condition. Many areas have recently been rehabilitated or in some cases are new such as the Clarendon Street Playground. The Boston Common, Public Garden and Esplanade have been substantially restored during recent years. Additional needs to be met in these areas include tree care and replacement, continued restoration of historic monuments such as the Shaw Memorial on Boston Common, various fountains such as the one at Statler Park and the Boston Common fountain at the Information Center on Tremont Street, and repairs to the Boston Common fence along Beacon Street.

Basic park maintenance is generally adequate but could be improved with more sensitive care of park areas, particularly the historic park system. Additional trash containers in some of the more heavily used areas such as the Common, would also contribute to improved appearance of open space. Upgraded tree care, particularly of fragile elm trees on the Commonwealth Avenue Mall and elsewhere, should be encouraged.

Community maintenance of small neighborhood open space should be encouraged. Such an opportunity exists for the Clarendon Street Playground where the Neighborhood Association of the Back Bay (NABB) is willing to enter into an agreement with Parks and Recreation (when Public Facilities turns the park over to Parks and Recreation) for everyday maintenance of the facility. NABB has already contributed money and volunteers for park maintenance in the interim period and a long-term arrangement in which Parks and Recreation is responsible only for major repairs is possible. Similar arrangements for the play areas on Beacon Hill should be explored.

Security and Enforcement

Security and enforcement regulations to protect park areas are a continuing problem. Special police patrols on a regular basis or establishment of a park police force should be considered. Priority should be given to the Public Garden which contains numerous statues and monuments as well as fragile plant materials. Posted regulations at the entrances to the Public Garden are not enforced and are regularly violated. A program to enforce special regulations such as those for the Public Garden as well as dog and litter ordinances would greatly improve the appearance and quality of these heavily-used open space areas.

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PARK REDESIGN/RECONSTRUCTION

A. Copley Square-design/impe-
mentation

B. Dartmouth Mall design/
implementation

NEW RECREATION FACILITIES

A. Tennis Courts feasibility/
design/implementation

B. Bicycle trails feasibility/
design/implementation

MAINTENANCE/MANAGEMENT

A. Improve and expand municipal
maintenance capabilities
1. Expand staff, improve
training, acquire equip-
ment

B. Develop community maintenance
programs
1. Clarendon St. Playground

SECURITY/ENFORCEMENT

A. Park Policy/Special Unit
Feasibility Study

B. Pilot Program/Public Garden

RECREATION PROGRAMS

A. Comprehensive Evaluation of
Recreation Programs

B. Improvements and/or expansion
of recreation programs

CHARLESTOWN

Table of Contents

- I. Community Characteristics
 - History
 - Population
 - Personal Income Levels
 - Land-Use Patterns
 - Sub-Neighborhood Description
 - Transportation
 - Water Supply and Sewerage Disposal System
- II. Inventory
- III. Goals and Objectives
- IV. Analysis of Needs
- V. Five Year Action Program

COMMUNITY CHARACTERISTICS - CHARLESTOWN

HISTORY

Since the first wave of immigrants arrived in Boston during the late 1800's, Charlestown has remained a working class, Irish Catholic neighborhood. Thirty (30%) percent of Charlestown's residents are foreign born; of these, 50% come from Ireland and the United Kingdom, 20% from Canada and 14% from Italy.

In the mid 1960's, Charlestown was considered a declining neighborhood. It had lost one-half its population since 1950, its housing stock was old and deteriorated, its commercial areas were inadequate, unsafe and unattractive, its narrow streets were congested and in bad repair, the elevated line cast a blighting shadow on Main Street, and a general lack of confidence prevailed. The situation called for prompt and dramatic action, which took the form of urban renewal.

In the last ten years there has been a substantial investment of funds and effort, both public and private, as a result of the Charlestown Urban Renewal Project. This investment is clearly visible in the community's improved physical appearance, the reversal of the downward population trend and the confidence in the neighborhood which residents are beginning to demonstrate. Since 1970, property values have substantially increased in Charlestown.

Population

Charlestown's population declined more rapidly between 1960 and 1970 than that of the total city to 16,750 persons. Recently, however, new residents particularly young professionals, have been attracted by its proximity to downtown and its historic character.

Personal Income Levels

The median family income in Charlestown in 1970 was approximately \$8,755, slightly lower than the City median of \$9,133 - but despite the fact that the unemployment rate is higher than the City average, only 17% of Charlestown's families had an income less than \$5,000, compared with a City-wide figure of 22%.

Land-Use Patterns

Charlestown was settled five years before the City of Boston was established (1630) and the predominant land use along the waterfront was ship related. Over the years Charlestown's ties with the sea have not been severed and today the Moran Terminal services large supertankers. However, the residential community today is "sandwiched" by a ring of industrial uses and several major highways which restricts the community's access to the waterfront to satisfy their open space needs. With the

exception of the recently constructed Waterfront Park within the Charlestown Naval Shipyard, the Quinn Athletic Complex and the existing Ryan Playground, the majority of open space facilities in this small but densely populated neighborhood average between one-half acre to an acre and a half.

Seventy (70%) percent of Charlestown's housing structures are owner-occupied, comparable to the City average of 72%. The owner occupancy rate would be much higher if only private housing were included in this figure; 25% of Charlestown's housing units are public housing. Approximately one-third of Charlestown's housing units need repairs in excess of \$1,000 according to a 1973 survey. Since then, however, many have been improved under the City's Housing Improvement Program (HIP); (500 residents have received rebates totalling \$539,000 in the first four years of that program). In addition, other homes have been rehabilitated with low interest loans offered under the Urban Renewal Program.

Two major housing developments -- Charles Newtowne and Mishawum Park -- contain 519 units of low and moderate income housing. The Bunker Hill Housing Project, the only major public housing development in Charlestown, contains approximately 1,100 units and presents particular problems because of its deterioration due to age, insufficient maintenance and vandalism. Additional publicly assisted units are scattered throughout the neighborhood.

Residents of the project and the rest of Charlestown, as well as public officials acknowledge the need to improve the Bunker Hill Project in order to reduce the blighting effect on surrounding private property and to provide the project tenants with a decent environment.

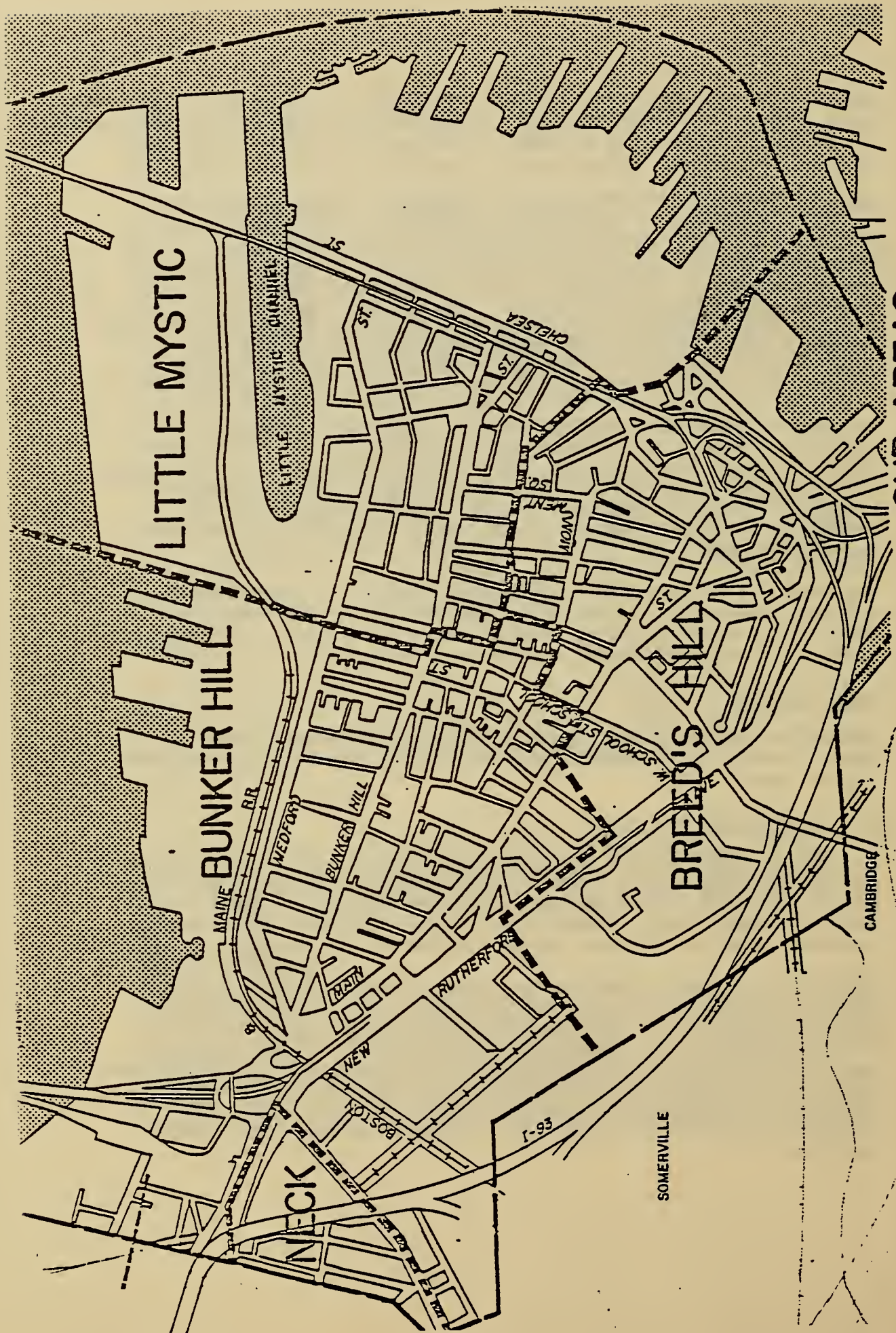
Neighborhoods

Charlestown can be divided into four smaller neighborhoods, each with some distinctive characteristics and concerns, as shown on the sub-area map on Page 6.

a. Breed's Hill-Town Hill

The Breed's Hill-Town Hill area is in the southern section of Charlestown and includes City Square, which is the entrance to the town from Boston, and three historic parks, the Bunker Hill Monument, John Harvard Mall and the Training Field. Breed's Hill includes the traditional center of commercial activity, Thompson Square, as well as the new shopping center.

The Town Hill area is listed on the National Register of Historic Places as the streets are among the oldest in Boston. Residences in the area are predominantly three and four story brick rowhouses built in the nineteenth century. In recent years, the Breed's Hill-Town Hill area has experienced the greatest influx of new residents coming into Charlestown. Many of the larger houses in the area, which had been converted into rooming houses during the periods of booming activity in the Naval Shipyard, are now being reconverted into one, two and three family dwellings.



SUB-AREAS

b. Bunker Hill

The Bunker Hill area is located to the northwest of Breed's Hill-Town Hill and includes the new fire station, the Ryan and Doherty Playgrounds, the recently completed low and moderate income housing development, Mishawum Park, as well as a variety of industrial uses.

The Bunker Hill area contains most of the one and two family dwellings in Charlestown. Most of the residences are two, three and four story rowhouses, and the majority of the buildings are in good or fair condition. The open space resources available to this sub-neighborhood include the Ryan and Doherty Playgrounds and all three of Charlestown's Urban Wild Sites - Schrafft's Cove, located behind Schrafft's Candy Company and the Charlestown and the Mystic Overlook off Mead Street. The remaining open spaces include small neighborhood playgrounds and fairly well distributed throughout the neighborhood.

c. The Neck

The Neck area is the extreme western section of Charlestown, bordering Somerville, physically separated from the rest of the town by Cambridge Street and Rutherford Avenue. It includes some industrial land, some automobile-oriented, commercial development along Cambridge Street, and a very small residential neighborhood. The area experienced a 47% loss of population between 1960 and 1970 because of the demolition of many of its residential structures necessitated by construction of the new Orange Line and Sullivan Square Station. With the exception of the Caldwell Street Park, which has basketball facilities, this sub-neighborhood completely lacks adequate open space facilities.

d. Little Mystic

The Little Mystic area is in the northeast section of Charlestown and contains the Bunker Hill Housing Project, the CharlesNewtowne housing development, the Kent Community School, and Boston's primary containerport, Moran Terminal. This sub-neighborhood enjoys the best and most spacious of open space facilities in Charlestown with the new Charlestown High School and adjacent Quinn Athletic complex with tennis, football, track and indoor facilities available. In addition, Barry Playground and the recently constructed 17 acre "Shipyard Park" located in the Charlestown Naval Shipyard which will be open to the public soon offers a variety of recreational uses. Those remaining open space facilities within the Bunker Hill Housing Project, have been grossly neglected from a maintenance standpoint for some time now and require immediate attention.

Transportation

Charlestown's proximity to the downtown is such that some residents, depending on the weather, ride bikes or walk to work. Transportation via the MBTA is also available, but the relocation of the Orange Line from Main Street to the western side of Charlestown has eased congestion and traffic problems on Main Street, but has also made it more difficult for commuters to get downtown quickly. Public Transportation to open space facilities is somewhat limited since the El which used to service that area from City to Sullivan Square was razed. Today, open space users must rely upon sporadic bus service to those facilities along Main and Bunker Hill Streets. For the most part, the most users walk or drive to a neighborhood recreation facility.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
O'Reilly Way & Monument Square	City of Boston Conservation Com	B-1 .01	Playlot street hockey baseball	Male male	Poor	O'Reilly Way needs total reconstruction, new everything-tot lots, lights needed.
Warren Prescott School	COB/P&R	H-1 .43	Playground play street hockey baseball-youth	Male mixed	Good	
Lexington Street Gymnasium	COB/P&R	H-1	Basketball gymnastics jogging, boxing, wrestling, exercising	family/mixed age groups	Fair	Need renovations to gym
Caldwell Street Park	COB/P&R	M-1 .20	Basketball picnicking	Male mixed	Good	
Head Start Playground	COB/P&R	L-1 .16	Tot lot	Mixed young kids	Good	
BHA Playground (under Tobin Bridge)	COB/BHA	H-1 1.20	None		Poor	Facilities have been torn out, total reconstruction needed.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Emmonds & Horrigan Skating Rink	MDC/MDC	H-1 1.10	Figure skating hockey public skating	Mixed male mixed	Good	MDC-owned. Plans are to enclose this rink completely. Remainder of rink property needs site improvements and parking. Rutherford Avenue (discontinued) could be improved by adding street trees & furniture to spruce up that area between the new Union-Rutherford St. Playground & the rink.
Kent School Gymnasium	City of Boston School Department	H-1	Baseball sitting, reading exercising, volleyball	5-19 mixed	Good	
Decatur Park	COB/P&R	H-1 .25			Abandoned	Park has been completely abandoned and needs complete reconstruction.
John J. Doherty Playground	COB/P&R	H-1 3.70	Swimming pool, playground play, basketball, reading, sitting, basketball, skateboarding	Mixed " " " " Male	Good	Well utilized and maintained neighborhood park.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
City Square	City of Boston Parks & Recreation	B-1 .20	Sitting reading parking lot	Mixed	Fair	New landscaping of this square will be incorporated with the northern section alignment of the Central Artery project (I-93)
Lt. Michael P. Quinn Athletic Complex	COB/School Dept.	H-1-U	Recreation building football stadium track, handball, basketball, tennis, softball field swimming pool	Mixed	Excellent	Recently opened and dedicated, replaced Little Mystic Playground.
Kent School Playground	COB/P&R/Public Facilities/School Department	H-1 .10	Sitting, informal games, reading	Mixed female-5-9	Fair	Needs better maintaining and new basketball rims and nets.
Emmons Playground	COB/P&R	H-1 .21	Sitting, Play-ground play	Mixed	Excellent	Brand new playground, new tot lot equipment, tennis court, new benches and fencing.
John Harvard Mall	COB/P&R	L-1 .85	Sitting playlot	Mixed	Good	
William J. Barry Playground	COB/P&R	I-2 3.90	Football, baseball/adults, softball	Male	Good	Recently installed trees, baseball backstop, fence, and resodded, needs better maintenance, needs chain link fence or wooden guard rail along Medford Street.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Hill & Cook Streets Play Area	COB/P&R	H-1 .10	Playlot	Mixed	Good	OK
Sullivan Square Island	COB/DPW	I-2 .33	None	Unknown	Fair	This whole square needs to be addressed since the EL was razed. Recently, a local group working through the Kennedy Center cleared this island and planted grass and trees. Needs new chain-link fence or steel guard rail around perimeter.
Ryan Playground	COB/DPW	H-1 12.38	Baseball-adult baseball-youth tot lot	family/mixed "	Good	Resodding of little league field.
Bunker Hill Monument	U.S. Government/ National Park Service	H-1 3.58	Dog walking, sightseeing, sitting, reading	Mixed	Good, trees were recently installed-repairs-replacement of around Monument Square	Future National Park Service rehab work includes: repairs-replacement of windows, fix water leaks, sidewalk work, repainting and fence repairs.
McCarthy Playground	COB/P&R	H-1 1.30	Basketball dog walking sitting, hang-out tennis courts	15-19 yrs/M mixed	Good	New benches, tennis courts, trees, grass recently done over, needs new basketball nets.

OPEN SPACE INVENTORY

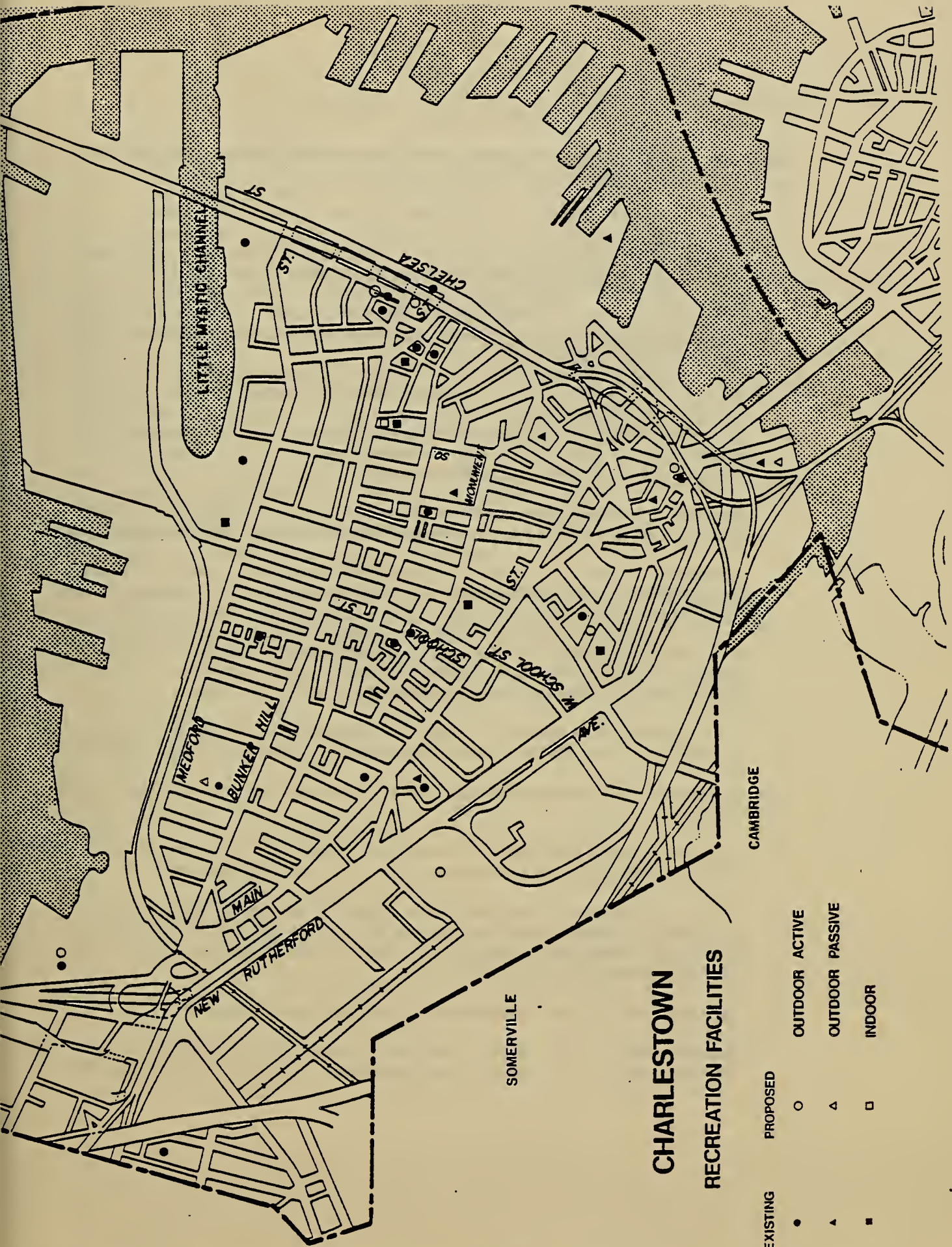
Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Winthrop Square	City of Boston/ Parks & Recreation	H-1 .88	Sitting, reading	Mixed	Good	Remove graffiti from memorial stones. Needs security to keep neighborhood groups out at night and from defacing the memorials.
Bunker Hill School	COB/School Dept.	.32	Elementary school grounds	Young children		School Dept. plans to phase out this elementary school.
Holden School	COB/School Dept.	.12	Elementary school grounds	Young children	Good	
Charlestown Boys Club	Private/Boys Club of America	?	Gym, pool, recreation rooms	Male	Good	
Edwards School	COB/School Dept.	.86	Middle School grounds	Young children	Fair	Use parking lot for game courts.
Bunker Hill Community Gardens	COB/	B-1	Open space for gardens	Community garden groups	Excellent	
Charles River Dam Park	MDC/MDC	I-2 1.00	River locks recently installed-park adjacent, sitting, hanging, reading, football	Mixed	Excellent	Work on locks has not been finished yet and upon completion, park users will be able to cross over Charles River to other side. Access to park through City Square is difficult due to traffic. Park is underutilized.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Charlestown Naval Shipyard Park	COB/COB	B-1 17.0	17 acre waterfront park, sightseeing, sitting, boating picnicking	Mixed	Completed but not yet open to the public	Sailing programs for Charlestown youth.
Charlestown Naval Shipyard Historic Section	NPS/NPS	B-1	Historic buildings on 31 acres	Mixed tourists	Currently under renovations	
Charlestown Armed Forces YMCA	Private	B-1	Gym, pool	Mixed	Good	Not really a community YMCA. Other social service programs located within this building.
Mt. Vernon Street Tot Lot	Mass Port	L-1	Benches were recently removed, only small asphalt area remains	Young Pre-school children	Poor	Lacks fencing, tot lot equipment, benches, etc. Neighborhood would like to have this site developed.
Mischawam Park Playground	Private	H-1-U	Playground and sitting area	Mischawam residents	Good	



III GOALS AND OBJECTIVES

Open space and recreation goals and objectives for Charlestown can be summarized as follows:

1. To preserve and restore designated Boston Urban Wild Sites.
 - Mystic and Charlestown overlook - transfer of these properties to Boston Conservation Commission for continued preservation.
 - Schrafft's Cove - surrounded by industrial uses and located in the polluted Mystic River, property needs to be addressed from an environmental standpoint.
2. To continue restoration and preservation of existing open spaces.
 - Continue restoration or rehabilitation of properties owned and maintained by the U.S. National Park Service - U.S. Constitution Park and the Bunker Hill Monument.
 - Bunker Hill Monument needs windows replaced or restored, water leakage sealed, sidewalks repaired, some painting and fence repairs.
 - Doherty Playground - this Olmstead designed park needs particular maintenance to the rear section which slopes down to Medford Street.
 - Continue restoration of the U.S. Constitution which is located adjacent to the Charlestown Naval Shipyard which provides needed water front access to both residents and tourists alike.
 - Enforcement of appropriate security measures by National Park Department and Boston Parks Department at the aforementioned parks.
3. Maximize development and expansion opportunities of new open space area.
 - Examine vacant BRA-owned properties that are not slated for commercial-residential-industrial development for new open space uses.
 - Utilize a portion of the new "City Square" for open space and transfer to appropriate department either the Boston Conservation or Boston Parks once completed under the Northern Section of the Central Artery project.
4. Maintain and expand recreational facilities and programs.
 - Examine BHA parks which have been excessively vandalized or abandoned and maintain and increase open space facilities for project residents.

- Link new Union-Rutherford playground across discontinued Rutherford Avenue with Emmons (MDC) Skating Rink.
 - Provide better access to the new Charles River Dam Park so that Charlestown residents can fully utilize this facility and cross over to the other side of the Charles River.
 - Examine the need for additional or improved recreation programs.
 - Maintenance of the Charlestown Naval Shipyard Park by a combination of Shipyard Park and community residents.
5. Devise new and innovative approaches to open space management.
- Improve and expand municipal maintenance capabilities.
 - Develop neighborhood maintenance program at Winthrop Square, and tenants program at the Bunker Hill project.
6. Work closely with Charlestown community groups in determining open space - recreation level needs and future sites.
- Update open space and recreational plans in consultation with concerned community groups and residents.
7. Upgrade or reconstruct grossly-neglected and underutilized open space areas such as the Bunker Hill project playgrounds, Decatur Park, the B.H.A. Playground under the Tobin Bridge.

IV ANALYSIS OF NEEDS

The small neighborhood of Charlestown is the location of large land areas devoted to industrial or transportation uses around its periphery and as a result the population density rate (1970 U.S. Census) which is 14 persons per acre, does not accurately reflect the actual rate. According to those census figures, Charlestown ranked 11 out of 13 Boston neighborhoods according to density. However, given Charlestown's small but densely populated residential area, this district's open space needs rank among the highest of City's neighborhoods.

As the 5-19 age group constitutes the most frequent park-playground users, an evaluation of the open space needs of this group is warranted. According to the 1970 U.S. Census, for 0-9 years old, they accounted for a total of 2,687 children or 17.5% of the population; and for ages 10-19 a 3,125 total or 20.3% of the total population combines these two groups for 5,812 persons or 38% of the Charlestown population. The number of those in the 10-19 group ranked second in the City and combined with the 0-9 years group which ranked 5th. The population count of those elderly, 60 years and over, was 2,457 persons or 15% of the total population. The elderly are frequent users of sitting areas within the parks. Charlestown's major recreation needs lie with its large youth population and its elderly.

The open space resources available to Charlestown's youth and elderly up until very recently have been inadequate. Before, the only parks of any significant size were the Barry and Ryan Playgrounds and the remaining recreation facilities were divided among very small neighborhood playgrounds and special indoor facilities like the Boy's Club, Charlestown High School, and elementary school gyms. Given Charlestown's population of 17,000, there was a noticeable shortage of softball diamonds, tennis and basketball courts, neighborhood parks, etc. Today with the recent construction of the new Quinn Athletic Complex and the new Charlestown High School the gap between recreational needs and existing facilities has narrowed. The proposed summer opening of the 17 acre Shipyard Park at the Charlestown Naval Shipyard will also provide Charlestown residents with reclaimed waterfront access.

Despite the inclusion of these two new aforementioned facilities, Charlestown's total open space acreage is currently 56 acres whereas the National Open Space Recreation standards call for 10 acres per 1,000 persons or an additional 114 acres for a total of 170 acres to meet Charlestown's needs. Charlestown currently only has a little over 3 open space acres for every 1,000 in population.

According to the open space statistics generated for their report, as compared to the National Open Space/Recreation Standards this district currently meets the baseball diamonds and 25 meter swimming pool requirements. However, overall, Charlestown only has one-third the required open space recreation acres and needs additional basketball,

tennis, softball, 50 meter pool - active recreation facilities. Given the limited amount of space left in Charlestown due to the high density level that could be used for additional active recreational uses, the only possible locations would be on existing parks such as the Ryan Playground, available vacant BRA-owned property, and at the Bunker Hill College site.

Maintenance of parks recreation area is a big problem in Charlestown as almost one-half are in poor to good condition. Experimentation with residential management programs should be examined at Winthrop Square, and especially within the Bunker Hill Projects. The new "Shipyard Park" at the Charlestown Navy Yard could use a combination of Shipyard and community residents for a maintenance program.

All three of Charlestown's Boston "Urban Wilds" sites are not currently receiving the type of maintenance they deserve either because they are BRA owned or are in private hands, are not recognized by the Charlestown Community as "Urban Wild Sites" and are only frequented by neighborhood children who play or congregate there. A similar situation exists with Schrafft's Cove, located behind the Schrafft's plant, the only access is the main problem. The two overlook sites, Charlestown and Mystic, are owned by the BRA.

V FIVE YEAR ACTION PROGRAM

A. Areas to be Acquired (or transferred)

Mystic and Charlestown Overlook - Urban Wild Sites owned by the BRA have a slope which defies most construction and these properties are not adequately maintained. They should be transferred to the Boston Conservation Commission for proper maintenance.

Schrafft's Cove - This area should be examined further to see whether the owner of the property of the property (Schrafft's) is actively using this part of their property or would be willing to transfer this property to the Conservation Commission.

B. Areas to be Developed

Ryan Playground - Although this 12.2 acre park appears to be adequately utilized, there is still some room for additional active recreation facilities like - basketball or tennis courts.

Bunker Hill Community College - The BRA has preliminary plans to sell some 13 acres of BRA property to the BHCC for open space facilities.

Open Space/Recreation Standards
Charlestown

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball diamonds	1 per 6,000	3	6	0
Softball diamonds	1 per 3,000	6	3	3
Tennis courts	1 per 2,000	9	5	4
Basketball courts	1 per 500	34	15	19
Swimming Pool (25 meter)	1 per 10,000	2	3	0
Swimming Pool (50 meter)	1 per 20,000	1	0	1
<u>Open Space</u>	10 acres per 1,000	170 acres	56 acres	114 acres
Playlots/Vest pocket parks	1 per 250-1,250	14	13	1
Neighborhood parks	1 per 2,000-1,000	2	3	0
District parks	1 per 10,000-50,000	1	1	0
Large urban parks	1 per 50,000	-	-	-
Regional parks	Serves entire population	-	-	-

Mt. Vernon Street Totlot - This small totlot owned by Massport on the corner of Mt. Vernon and Lowney Way needs total reconstruction. Massport recently removed the benches next to the asphalt areas. Previously, this totlot was used by neighborhood mothers with young children as a sitting-play area. Neighbors and abutters would like to see their lot reconstructed.

Emmons Street Playground - The discontinued Rutherford Avenue between the Emmons-Horrigan Rink and the recently constructed Emmons Playground could be utilized for passive recreation and not used for rink parking.

City Square - As part of the Northern portion of the Central Artery project, City Square will be completely redesigned and there are indicators that a portion could be utilized for passive recreation.

Tremont Street - a large vacant BRA-owned lot exists off Tremont Street of which portion of the community have been interested for both gardening and recreational uses. This property should be examined for both uses and, if feasible, acquired (or leased) and managed by a community group.

C. Programs to be Provided

Additional Boston Parks and Recreation programs for young children need to be established at Ryan Playground, Emmons Street Playground, Quinn Athletic Complex as only the Doherty and Barry Playgrounds have established programs in operation.

D. Security and Enforcement

As vandalism continues to take a larger bite out of recreational budgets, special police patrols dispatched to facilities such as the new Lt. Quinn Athletic Complex and fields, Bunker Hill projects, John Harvard Mall and Winthrop Square would reduce vandalism.

The Bunker Hill Monument and U.S. Constitution Park which are owned and maintained by the U.S. National Park Service, need continued security efforts to reduce vandalism.

E. Operation and Maintenance Activities

For the most part, the Boston Parks Department maintenance crews, which are responsible for thousands of acres of recreational space has done a creditable job but at some parks or playground locations in Charlestown experimentation with community maintenance programs could produce better results. For example, the John Harvard Mall, Doherty Playground, Winthrop Square, Barry Playground and Bunker Hill project could use such programs, and also the new 17 acre Shipyard Park at the Charlestown Naval Shipyard

which will be open soon to both community residents and tourists alike. This park will include boating facilities, sitting, picnicking and strolling area along the waterfront adjacent to the U.S. Constitution. The BRA is investigating the possibility of combining both future shipyard tenants and community groups in the maintenance of their facility.

FIVE YEAR ACTION PLAN

Areas to be Acquired

1 2 3 4 5

- A. Mystic and Charlestown Overlook
- B. Schrafft's Cove

Areas to be Developed

- A. Ryan Playground - active recreation additions
- B. Bunker Hill Community College - active recreational additions
- C. Mt. Vernon Street Totlot
- D. Emmons Street Playground - Horrigan Park - passive recreation
- E. City Square - passive recreation
- F. Tremont Street (BRA Owned) - passive or active recreation

Programs to be Provided

Additional Boston Parks and Recreation programs for neighborhood youths need to be established at Ryan Playground, Emmons Street Playground, and Quinn Athletic Complex.

Security and Enforcement

- A. Improve police patrols to reduce vandalism at the Quinn Athletic Complex, Bunker Hill project, John Harvard Mall and Winthrop Square.

Operation and Maintenance Activities

- A. Experimentation with community maintenance programs at John Harvard Mall, Winthrop Square, Doherty Playground, Barry Playground, Bunker Hill project and the new "Shipyard Park" at the Charlestown Naval Shipyard.

BACKGROUND

Demographics and Housing

Located within a light industrial area near the center of Boston's downtown commercial and entertainment area, the Chinatown-South Cove neighborhood is characterized by four to seven-story warehouses, a small number of brick rowhouses and older, medium-rise office buildings. Its central location, near regional expressways and transportation, has resulted in major real estate takings (by the State, Massachusetts Turnpike Authority and Tufts-New England Medical Center) and the displacement of many Chinese families and businesses. The problem of a small land base is further complicated by private and institutional development within the neighborhood and its borders.

Because of the high cost of real estate in the area, Chinatown is densely developed with little open space available for recreation, yet Chinatown is home for about 5,000 people, many of them children.¹ Although population counts are difficult to verify due to factors of language and non-participation in formal census counts, it is believed that the density in Chinatown is the highest of all Boston neighborhoods.

Chinatown is the social and cultural center for approximately 10,000 Chinese Americans living in the greater Boston area and other Asians in the New England region as a whole. These people make frequent trips into Chinatown for special shopping needs, health care and socializing.

The Chinatown-South Cove neighborhood is fairly homogenous comprised of low to moderate income Chinese with a large percentage of elderly. According to the 1977 Hart Survey, 27% of the Chinatown households had one or more residents over 60, compared with 6% for the City as a whole. There is a real need for services and facilities to serve this large elderly segment of the population.

According to the 1970 Federal census, the recorded median family income is \$5,100, approximately \$4,000 less than the citywide median family income. Housing continues to be a major problem for those living in Chinatown-South Cove. The percentage of overcrowding in household units, 78% in Chinatown is far in excess of any other neighborhood in

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1. Demographic statistics are difficult to obtain for the neighborhood because its small size precludes its being treated as a single census tract. Statistics are inaccurate because surveys are printed in English and 60-80% of the residents don't read or write English. However, a population figure of 4,850 was derived using the 1975 State census figures as a base and accounting for the annual number of immigrants.

the City.² In other words, 78% of the household units in Chinatown have more than one person per room, excluding the bathroom. The quality of the housing stock is also a problem with 22% of Chinatown's housing units considered dilapidated or deteriorated and 50-70% of the existing units in need of substantial rehabilitation in excess of \$1,000.³

The recent relaxation on Asian immigration has compounded the housing shortage, creating an even greater need for inexpensive and subsidized family units. As long as Chinatown-South Cove continues to be the major entry point for Asian immigrants to New England, the population density will continue to be high and open space demand will continue to increase.

Development and Quality of the Environment

Within the next several years, areas adjacent to Chinatown-South Cove will be experiencing rapid development as Lafayette Place, the Theatre District and the State Transportation Building undergo construction. Construction of Tufts-New England Medical Center's pediatric wing and the U.S. Department of Agriculture's Nutrition Center has begun in the South Cove. These developments will increase the price of real estate in Chinatown, making high rise, commercial development even more attractive. As one of only two ethnic neighborhoods in downtown Boston, it is imperative that the residential nature of Chinatown be reinforced and retained. More importantly for those Asian immigrants and elderly who are monolingual and depend on Chinatown for their social, cultural and residential needs, the quality of life must be improved.

The lack of open space in Chinatown-South Cove is a serious problem which has physical, social and economic ramifications. With a population density of 120.5 persons per square acre, the small amount of open space cannot begin to adequately serve all the community. Even using the 1975 estimated population of 2,800, the density of Chinatown is still the highest of Boston's neighborhoods, 69.6 persons per square acre. Ambient air quality is particularly poor in Chinatown and residents show a high incidence of tuberculosis. Beach Street, the main commercial street in Chinatown, is crowded with delivery vans loading and unloading groceries, vans picking up Chinatown residents working in outlying restaurants, through traffic using Beach Street to bypass congestion on other downtown streets, as well as pedestrians stopping to chat in the street because there is no convenient space for social conversation.

Economically, the lack of open space detracts from the neighborhood, discouraging tourists and other Bostonians from patronizing the commercial establishments in the area. With the majority of employable male residents working in the restaurant industry (75%), the economic well-being of many Chinatown families depends on the continued success of the restaurants in the area. An open space area in the retail core of Beach Street might entice more shoppers into the area, resulting in increased sales for Chinatown merchants.

2. 1975 City survey.

3. 1975 City survey.

OPEN SPACE INVENTORY

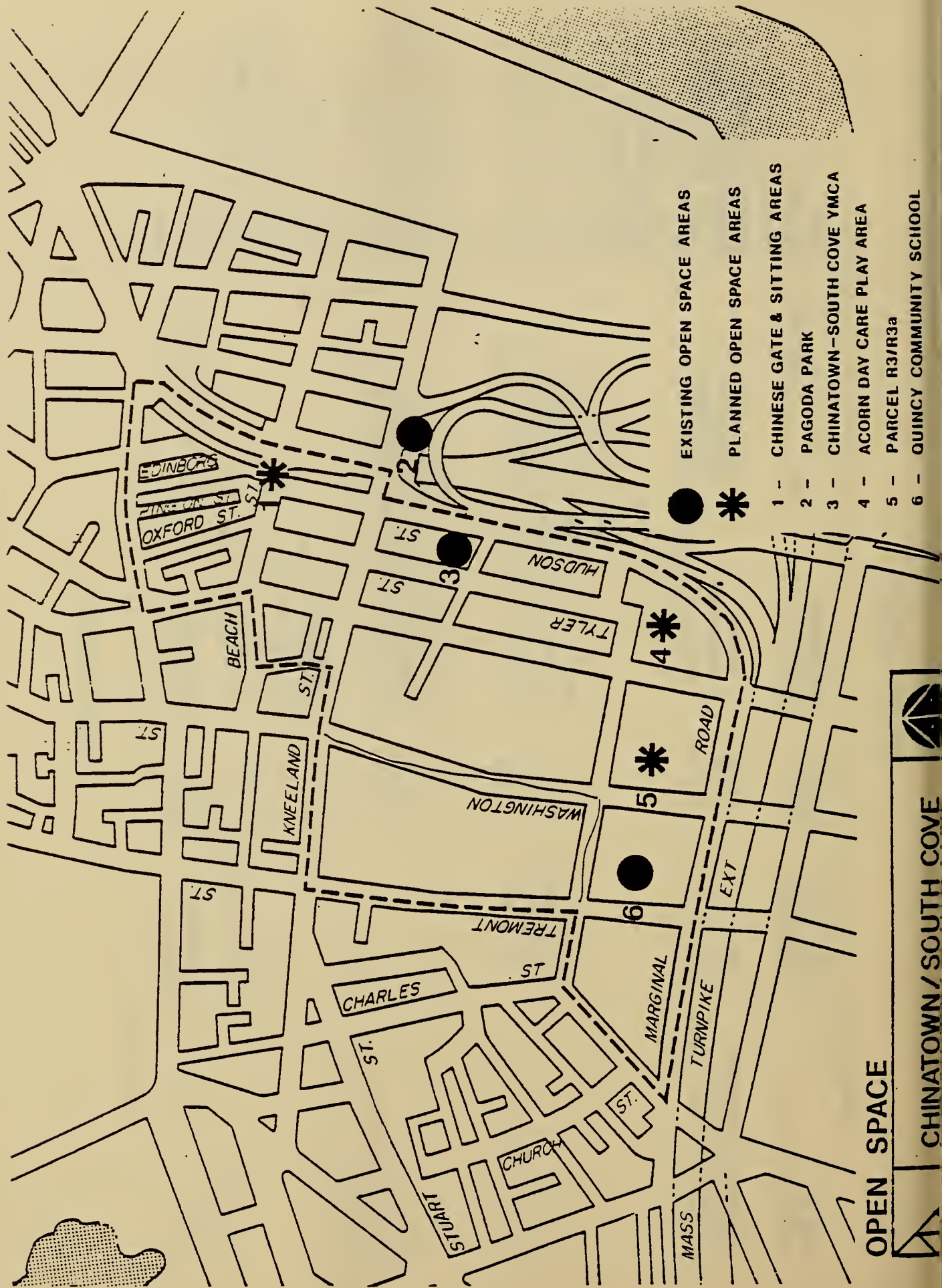
Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Pagoda Park	City of Boston Parks & Recreation	M-8 64,183 sq. ft.	3 basketball/volleyball courts bleachers. Used by residents of Chinatown, Chinese, Athletic Club	Youth	Fair	Courts are non-regulation, separated from community by expressway, air quality is poor due to high volume of traffic nearby, maintenance is poor.
Chinatown-South Cove YMCA	YMCA	B-10 1000 sq. ft.	1 basketball/volleyball court, bathrooms, lockers, office, drop-in center	Tufts residents, youth	Good	Facility is small and seating capacity is limited. Presently operating at full capacity. Looking for permanent location within Chinatown-South Cove
Quincy Community School	School Dept. afterschool activities by membership	B-8-U 55,880 sq. ft.	Gym, pool, 1 basketball/volleyball court indoors. Mini-tennis court, sitting areas.	Quincy School students, youth & elderly in Chinese community	Fair	Roof top play areas are poorly lit, isolated Scene of thefts, used only by students during school hours. Quincy School is community center utilized by all residents, pool and gym well used.
Hudson-Beach Street Court	Commonwealth of Massachusetts	M-8 5,850 sq. ft.	1 basketball court	Children in immediate neighborhood	Poor	This space will be included as one of the sitting areas adjacent to Chinese Gateway. Apparent drainage problem on western edge.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
South Cove Playground (Part of R3-R3a)	BRA	B-8-U 1,375 sq. ft.	4 swings 1 basketball court	Residents of Pine Street Inn	Terrible	Not developable until Orange Line is taken down. Used by residents of Pine Street Inn. Unsan- itary, full of discarded bottles, litter, possible community/recreation site.



OPEN SPACE

CHINATOWN / SOUTH COVE



COMMUNITY NEEDS

Chinatown suffers from a general deficiency of open space, both active and passive. Compared with the national standard of ten acres/1,000 people, Chinatown falls far short with only .60 acres/1,000 people.⁴ AS the population increases, so will the need for both kinds of open space.

The only open space developed for outdoor recreation activities is Pagoda Park. Completed in 1974, it has accommodated volleyball and basketball activities for the community. In the summer of 1978, Pagoda Park accommodated all the basketball and volleyball activities due to severe damage to the YMCA gymnasium facility. Pagoda Park's major problems stem from its proximity to the Southeast Expressway: access to it is dangerous and awkward and air quality is poor. In addition, the basketball and volleyball courts are of non-regulation size. When the community athletic clubs wish to sponsor invitational tournaments, they are hesitant to do so without regulation size facilities. Regulation size courts do exist at the YMCA and Quincy Community School, but there is only one court at each and the seating capacity is limited.

The Boston Common, about one-quarter mile away from Chinatown, is equipped with tennis courts, basketball courts and baseball diamonds. Although technically within the quarter mile "standard user radius" the general perception of its distance is much less encouraging. The Combat Zone lies between the two areas, acting as a physical and psychological barrier.

In April, 1979, the South Cove YMCA re-opened their gymnasium facility, "The Bubble" after it had been severely damaged in the February storm of 1978. The gym is approximately 1,000 square feet with one regulation size basketball court, lockerrooms, bathrooms, and a drop-in center. At present, it is operating at full capacity and is used by the community and Tufts personnel.

Passive areas are also sorely lacking. The \$600,000 Elliot Norton Park is a passive recreation area located on the edge of the South Cove and is accessible to the residents of Mass Pike Towers. However, it does not serve the bulk of the Chinatown population, the design of the space is unappealing and maintenance is very poor. The need for passive areas in Chinatown is apparent from the number of people from the number of people in the community who meet on the crowded sidewalks for conversation and spill out onto the street.

With such a lack of open space areas, all user needs are not adequately being met. This is especially true for the elderly and children. The Greater South Cove Golden Age Center is a human service agency which provides activities and facilities for the elderly in Chinatown and those from outlying areas such as the South End, Allston-Brighton and

4. Calculated using population of 4,850, open space acreage of 2.9.

Brookline. However, its office and facilities in the Quincy Towers need more room to meet the growing demand. Also, with the development of another elderly housing facility near the Elliot Norton Park, the need for elderly services and facilities will increase dramatically.

Likewise for children, the only agency that handles pre-school age children is Acorn Daycare. The tot lot which is to be completed in 1980 will be the only facility especially targeted to that age group. In light of the proximity of major highways and busy streets, tot lots and play areas are greatly needed to accommodate children in the neighborhood.

NEEDS

STANDARDS FOR SELECTED FACILITIES*

CHINATOWN-SOUTH COVE

<u>FACILITY</u>	<u>STANDARD/1000 PEOPLE</u>	<u>EXISTING</u>	<u>NEED</u>
Baseball Diamonds	1 per 6,000		
Soccer Diamonds (and/or youth diamonds)	1 per 3,000	0	1
Tennis Courts	1 per 2,000		
Basketball Courts	1 per 500	3 outdoor, 1 indoor	3
Swimming Pools - 25 meter	1 per 10,000	1	0
Swimming Pools - 50 meter	1 per 20,000		
Open Space	10 acres per 1,000	.60 sq. acres	9.40 sq. acres
Playlots	1 per 500- 2,500	1 (poor condition)	1
Vest Pocket Parks	1 per 500- 2,500	1 (poor condition)	1
Neighborhood Parks	1 per 2,000-10,000	1 (poor condition)	0
District Parks	1 per 10,000-50,000		
Large Urban Parks	1 per 50,000		
Regional Parks	Serves entire population		

Source: National Park and Recreation and Open Space Standards,
National Recreation and Park Association, Washington, D.C., 1970.

GOALS AND OBJECTIVES

<u>GOALS</u>	<u>OBJECTIVES</u>
Provide more open space areas neighborhood	<ol style="list-style-type: none">1. Construction of Gateway at Beach for the Street.2. Reuse of Urban Renewal Parcel R3-R3A for joint recreation/community service space.3. Encourage joint USDA/T-NEMC development of open space area on Washington Street.4. Develop sitting area on Harrison Avenue.5. Construction of Acorn Daycare tot lot in Tai Tung Village.
Rehabilitate existing areas and upgrade facilities	<ol style="list-style-type: none">1. Reconstruction of Pagoda Park basket-ball and volleyball courts. Landscaping.2. Rehabilitate Old Quincy School into community service space and landscape schoolyard.3. Install better lights on Quincy School roof. Improve maintenance. Better signage to facilitate access to rooftop play areas.
Use open space areas to retain and reinforce residential nature of neighborhood	<ol style="list-style-type: none">1. Construction Gateway and sitting areas as mechanism to establish mixed income neighborhood and provide rest areas for residents, workers and shoppers in Chinatown.2. Acorn Daycare tot lot.3. Upper Harrison Avenue sitting area for residents in area, catalyst to develop more housing in area.

Vegetation

The vegetation found in unprotected natural areas is dramatically different from that found by the early settlers of Boston. In the 17th century, the Boston Basin was completely forested except certain sections of the coastline where salt marshes existed and in bogs and swamps not yet firm enough to sustain trees.

As Boston grew, the land and vegetation were radically altered. The virgin forests were logged in order to provide timber for house and ship building, fuel and cleared land for cultivation. Coastal saltwater marshes were diked, dredged and filled in order to create land for residential, industrial and commercial development. During the 19th and 20th centuries agricultural land gradually became residential; land which was not built upon or farmed slowly changed from abandoned cultivated fields to fields of pioneer shrubs and trees which eventually grew into new woodlands. Over the years, the remaining woodlands in Boston have progressed from "pioneer" species such as Aspen, Cherry, Ailanthus, Box Elder and Pine to species such as Maple, Yellow Birch, Hemlock, Spruce, Oak and Hickory. This succession takes place because the pioneer species are much better adapted to the bare soil conditions. Their presence changes the site conditions so that the more permanent species can thrive, preventing erosion of the soil and providing food and shelter for a variety of wildlife.

WATER RESOURCES

Mainland Boston is richly blessed with water perimeters on three sides: 8½ miles of municipal shoreline in the Charles River Basin on the north; 10 miles of man-made Boston Harbor major shoreline on the east; and 7 miles of beautiful, natural, winding shoreline in the Neponset River on the south. In addition, East Boston has 7.2 miles of shoreline: 2.4 miles northerly on Chelsea Creek; 0.8 mile westerly on the Mystic River, and 4 miles southerly and easterly on Boston Harbor, including Boston Airport harbor frontage in Boston.

Stony Brook traverses Boston some 7 miles, nowadays rising in the MDC Stony Brook Reservation in West Roxbury and joining Muddy River (from Jamaica Pond) and the Charles River at the Back Bay Fens, near the Boston Museum of Fine Arts.

Jamaica Pond is the only natural pond of significant size in Boston. It is surrounded by City of Boston park land, supplemented by an important private wooded land area abutting Perkins Street, which is under a permanent conservation restriction. On the Pond shore are picnic grounds and casual row-boating facilities.

The inhabitants of Boston have a multiplicity of recreational opportunities in all these water-related locations. The manicured, mainly green Boston shore of the Charles River is maintained by the Metropolitan Parks District from the new Warren Avenue boat locks, near North Station, to the power boat launching area at Nonantum, across the river from the Perkins Institution for the Blind. In the eight miles between are the collegiate rowing houses of Harvard, M.I.T., B.U. and

others and the Community Sailing Pavilion and docks near the Hatch Music Shell, site of the Boston Symphony Orchestra and Boston Pops outdoor concerts. The Esplanade Concerts were instituted and conducted there for fifty years by the late conductor Arthur Fiedler.

The Charles River Basin is a non-tidal controlled impoundment, mainly fresh water. It is used extensively for sailing, canoeing and organized rowing.

The Neponset River shore in Boston is used for bird-watching, picnicking, canoeing and fishing. The Neponset is tidal from Squantum to Dorchester Lower Mills; in these two miles there is some sailing and power boating, mainly in the Port Norfolk area.

There are major recreational areas on the harbor frontages of mainland Boston, Charlestown, East Boston, South Boston and Dorchester. The City of Boston Main Street Playground and Tennis Courts in Charlestown are on Chelsea Creek shore. The three newest Boston city parks on the waterfront are North Ferry Park, East Boston, Shipyard Park, Charlestown, an Downtown Waterfront Park (Christopher Columbus) at Richmond and Commercial Streets and Atlantic Avenue. Castle Island, Marine Park, Carson Beach and Columbus Park in South Boston, are situated along William J. Day Boulevard. Malibu Beach at Savin Hill and Tenean Beach, near Port Norfolk, are farther south, in Dorchester. On the Columbia Point peninsula, both the University of Massachusetts at Boston and the John Fitzgerald Kennedy Museum and Archives have created new Harborside enjoyments.

WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

Boston's water and sewer systems are one of this country's oldest, much of it constructed in the 19th century and left relatively neglected in the early/middle decades of this century. Its rehabilitation requirements today are extensive and complex and for the foreseeable future will constitute one of the city's major fiscal priorities.

Water

The Boston Water and Sewer Commission (BWSC) is responsible for and operates the water distribution lines within the City of Boston. Total length of water mains equals a little less than 1100 miles. All water is treated and supplied by the Metropolitan District Commission (MDC) through 28 metered connections to the BWSC water distribution system. In addition to the primary distribution system, a high pressure fire service system provides fire protection capacity.

The MDC maintains and operates the major trunk lines, reservoir and storage and treatment facilities for the metropolitan Boston area. The supply comes primarily from areas west of Boston, principally from the Quabbin watershed, the Ware River watershed, and the Wachusett watershed. Occasionally, during periods of peak consumption, water is also utilized from the Sudbury system, also located west of Boston. While the limited number of water sources is not ideal, it appears that this system is adequate for supplying sufficient quantities of potable water to satisfy the City's needs for the foreseeable future.

Improvements needed for the City's water system generally fall into the following categories; increasing pressure (stopping leakage), removing tuberculation in structurally sound mains and replacement of undersized or unsound mains and removal of lead pipes (in customer service connections).

Sewer

The BWSC operates a 1,400 mile network for the collection of sewage from customers throughout the City of Boston. The sewerage system consists of sewer lines, interceptors, connections to MDC sewer treatment facilities, and pumping stations. Wastewater treatment is provided by the MDC.

The MDC provides treatment for all wastewater flows within the City. In particular, the MDC supplies pretreatment, primary treatment and chlorination to wastewater flows before they are discharged into the Boston Harbor. Pretreatment facilities consist of screens to remove large debris and grit chambers which allow heavy, sandy solids to settle. Then primary treatment is provided when wastewater passes through tanks where air is introduced by many diffusers to condition waste for treatment. Next, wastewater flows through large sedimentation tanks where grease and scum rise to the top and are skimmed off. After the flotables are skimmed off and sludge is removed, the remaining water is disinfected by chlorination and is then discharged into the Boston Harbor. Incineration facilities are provided for the screenings, grit and scum.

Most recent capital construction expenditures on the sewer collection system in the City are in accordance with a study completed in 1967 by Camp, Dresser & McKee, Inc., consulting engineers. The purpose of this report was to investigate and determine the adequacy of Boston's main drainage system and to prepare cost estimates and recommendations for necessary upgrading and improvements.

The following three important shortcomings of the sewer collection system reflect the conclusions of the Camp, Dresser report and input from BWSC, MDC and City officials.

1. Physical Deterioration

A large portion of the sewer collection system was constructed at approximately the same time that the water distribution network was built. However, many sewer pipes were built more than a hundred years ago. While sewer pipes do not experience the same corrosion as water pipes, nevertheless, the fragile quality of many old pipes in the City now makes them highly vulnerable to proximate construction and large scale movements. No analysis has been conducted to estimate the overall age of the system. Nevertheless, officials indicate that as a result of more financing having been made available for water distribution purposes recently, it is reasonable to assume that the age of the sewer collection system is older than the water distribution system. The Camp, Dresser report found that a significant percentage of intercepting sewers and conduit should be replaced.

2. Mixed System

Many of the older areas of the City are served by a single system of common sewers into which both sanitary sewage and storm water are discharged. Most of these sewers form what is known as a combined system, consisting of intercepting sewers and conduits. The system has experienced operational difficulties from "inflows" and infiltration. For example, because of the poor condition of many outlets and related facilities, such as tide gates, much tide water enters the system during periods of incoming tides. In addition, during rainstorms, the combined system receives storm water runoff. Excess flows of mixed sewage, storm water and tide water are discharged through about 90 outlets to nearby watercourses during rainstorms. Moreover, even in dry weather, sewage overflows occur in some instances to nearby watercourses.

An additional problem resulting in large part from the mixed sewer system is the polluting of the Boston Harbor. Many studies have indicated that portions of the Harbor are seriously polluted at times by the overflow of sewage from outlets. Objectionable conditions due to the overflow of sewage in the Harbor were due to the inability of the system to dispose of storm water along with the sanitary sewage entering the system at times of storms. Many officials estimate that storm water runoff from City streets, containing dangerous contaminants from automobile traffic, produces 70-80 percent of the Harbor's pollution problem. The Camp, Dresser report found that significant hazards to health result from discharges of mixed sewage and storm water into the Harbor.

TRANSPORTATION

Boston's transportation services are among the most diversified and expansive in the world. The MBTA is one of only eight public transportation systems in major cities in the U.S. with rail rapid transit, linking three million people in the metropolitan area to the downtown via 80 miles of rapid transit lines, 291 miles of commuter rail, 3,500 miles of bus routes and two privately-operated commuter boat services. In addition to this public bus and rail system, there are 38 commercial bus lines and 27 railroad companies with offices in Boston. At least eight major radial highways feed directly into the downtown while two circumferential roadways (Routes 128 and 495) encircle the city at distances of 10 miles and 25 miles.

Major investments are being made in Boston's public transportation system which should help make open space more accessible. Insofar as the investments in new plant and equipment produce better service for the existing system, overall accessibility will improve. In particular the massive improvements in the Southwest Corridor, featuring a relocated Orange Line to Forest Hills and upgraded railroad service, will have more substantial effects in the area served. This will improve access in all or parts of Back Bay, the Fenway, Mission Hill, South End, Roxbury and Jamaica Plain. It is worthwhile to note that the transportation construction in the Southwest Corridor will in itself create much additional open space (see Section IV). The Replacement/Transit Improvement

THE LAND

Boston is built on the broad plain, or lowland, which lies within a bowl-like rim of hills that curves from the North Shore, inland to Framingham, and around to the South Shore. Because of its shape, geologists refer to this area as the Boston Basin. Particularly to the north and south, this rim can be seen from some of Boston's numerous hilltops, which rise from the floor of the basin, some to a height as much as 360 feet above sea level. Three rivers -- the Mystic, the Charles and the Neponset -- originate outside the basin but flow through it and empty into Boston Harbor.

The geological and hydrological conditions of both conservation sites and the other natural and man-made features found in Boston can best be understood by looking at the geological history of the Boston Basin. This history is, in fact, a composite of interacting forces that have brought changes to the land, the waters in and around it, and the vegetation that grows there.

The origins of the Boston Basin can be traced back 600 million years. From the earliest time until about one million years ago, the earth's crust underwent a series of dramatic changes: the land rose and was eroded down repeatedly; the sea invaded several times to cover the lowland and then receded as the land began to rise; the earth's surface was folded and compressed into valleys and hills. Earthquakes occurred, generating faults throughout the area, and volcanic activity intruded molten material which hardened within the surrounding rock. Evidence of this variety of geologic activities can be seen today in Boston's rock outcroppings. For example, the granite outcroppings found in Brighton were formed from molten material intruded within the earth's crust, while the sedimentary rock of Dorchester is composed of eroded material which was redeposited and compacted to form new rock.

Boston's current topography is primarily the result of the Ice Age which spread glaciers across New England 50,000 years ago. At the beginning of the Ice Age, the advancing ice scraped and broke the bedrock beneath, creating smoothly polished hills, boulders and much smaller rock fragments under its massive weight.

As temperatures rose and the glacier receded, it left in its wake a landscape dominated by ice and water-deposited materials; hills such as Beacon Hill were formed from rock fragments and sand which were gathered up by the swiftly moving melting water and deposited when the water's velocity decreased.

The melting glacier revealed the land form beneath. The most dramatic feature was the streamlined hills or "drumlins" which were formed when the mounds of sand and gravel that had accumulated under the glacier were smoothed into oblong hills by its weight alone more than 70 drumlins are found throughout the city and in Boston Harbor, although wave action has eroded some of those in the harbor.

Although millions of years of geologic processes laid the foundation for the structure of the Boston area, human activity over the last three centuries has reworked the landscape greatly. Indeed, no other city has extended and changed its land form as frequently as Boston in order to create more land for an expanding population and economy.

By far the most significant change has been the transformation of the Boston Harbor coastline. At one time, three narrow-necked peninsulas -- the Shawmut (downtown Boston), Charlestown and South Boston -- and the five islands that now form East Boston, dominated the harbor. But wharves and causeways were built in and across the water for shipping purposes and to provide access among settled areas. Later, fill was deposited on coastal wetlands and in the harbor to enlarge and connect the peninsulas and islands.

To accomplish these changes, sand and gravel have been taken from many drumlins, moraines and kames in the Boston area, thereby altering its topography still more severely. Fort Hill, located on the Boston peninsula near the present South Station, was completely leveled and used as fill to create land in Boston Harbor, while the streets of Back Bay rest on gravel brought by railroad from Needham. In many instances throughout the city, additional land was created through infill of inland wetlands and ponds.

On the other hand, however, where some natural areas were destroyed to create more land, others were added. The Chestnut Hill Reservoir - a man-made pond - was built to supply Boston's water. Mother Brook in Hyde Park is an artificial canal created to connect the Charles River with Neponset. Sometimes this land reclamation was not done intentionally: the marsh adjacent to Logan Airport is a prime example of a new wetland formation, where landfill produced a sediment trap which then initiated new marsh growth.

The Wetlands

Wetlands, both coastal and inland, play a vital role in nature. Depending upon the surrounding environmental conditions, they can be an important factor in flood control and the maintenance of water supply. Wetlands offer food and shelter to migratory birds and upland mammals and create recreational and educational opportunities. In the last one hundred years alone, however, an estimated 6,000 acres of coastal wetlands within the inner portion of Boston Harbor have been destroyed. In this same amount of time, over half of the city's inland wetlands have been lost. Consequently, a swamp or marsh is a rare and valuable resource for Boston today.

Coastal or saltwater wetlands occur where land is encroached upon by tidal waters. The land may be flooded daily by the tide, or only during storms. The salt-tolerant plants that take root in these areas provide habitats for over 250 animal species, and are also vitally important because they form the ecological niche in which the food chain begins. The "Urban Wilds" study (Boston Urban Wilds BRA Report, 1976) has identified three types of saltwater wetlands in Boston: tidal salt marshes, irregularly flooded salt meadows and ditched salt meadows.

FIVE YEAR PLAN

Parcel R3-R3A

Of high priority to the community is the reuse of the Urban Renewal Parcel R3-R3A into an active and passive recreation area. At present, the parcel consists of three uses: the Boys' Club at 882 Washington Street, the old Pine Street Inn (to be vacated in March 1980), and a parking lot for MBTA personnel. The South Cove YMCA has shown interest in relocating to this site and developing the parcel into an active recreation facility. Other community groups would like to see community services' office space incorporated into the recreation facility. The reuse of R3-R3A is important to the community because should the YMCA relocate to this site, the present site of the YMCA could be developed to meet some of Chinatown's pressing need for housing. In addition, construction of a facility on this parcel and landscaping along Marginal Street would be a buffer between the Turnpike and residential units adjacent to R3-R3A.

The reuse of R3-R3A is dependent on the relocation of the Orange Line and the removal of the elevated tracks that run through the parcel. Until this is done in four to five years, the parcel cannot be developed. Assuming that the Orange Line relocation proceeds as scheduled, the earliest possible date for construction would be late 1985. However, this should not preclude the community, BRA and City from beginning to plan for the eventual reuse of R3-R3A.

Pagoda Park

Immediate attention should be given to the rehabilitation of Pagoda Park. As the largest basketball and volleyball facility in the neighborhood, Pagoda Park is extremely well used in the summer by the athletic clubs and residents of the Chinese community. Because it is the site of annual volleyball tournaments, the courts need to be upgraded to regulation size. In addition, maintenance needs to be improved such as the provision of more trash barrels and outdoor lights. Litter collects in and around the park because it is adjacent to the expressway, thus crews should monitor the park more frequently. Landscaping and tree planting along the Turnpike would help to buffer the play area from the expressway traffic.

Harrison Avenue

To improve the residential and commercial environment in the area north of Kneeland Street, the sidewalks at Philips Square (upper Harrison Avenue) should be extended and trees and benches installed. This would not only create a small green space in the heart of Chinatown's business district, but would also be an inviting connection between Lafayette Place and Chinatown.

The improvements to Harrison Avenue would assist in the City's goal of moving Chinatown toward the Combat Zone and be the first step toward the

conversion of Harrison Avenue into a pedestrian mall not unlike the Downtown Crossing project. These modifications would also discourage traffic exiting Lafayette Place from using Harrison Avenue as a major route, which is of great concern to the Chinese community.

Old Quincy School

The Old Quincy School located on Tyler Street was the first school with separate classrooms for each grade level and as such is a good candidate for nomination to the National Register of Historic Places. The community would like to see the school renovated into a community center and the school yard could be landscaped into an open space area in conjunction with the rehabilitation.

The renovation of the Old Quincy School is important to the community as it would provide consolidated space for a number of human service agencies which are now dispersed through the community. The reuse of the school would bring activity back into a building that has been vacant and vandalized since 1975. Its location in the South Cove is a strength as it is in the heart of the residential area of Chinatown and in close proximity to other facilities offering community services. The landscaping of the schoolyard would provide green space in an area that has none, yet houses many children in the nearby 200-unit Tai Tung Village highrise.

Washington Street

Construction of the USDA Nutrition Center and T-NEMC pediatric wing is proceeding at the corner of Kneeland and Washington Street. T-NEMC and the Federal government should be encouraged to jointly develop a sitting area between the Nutrition Center and pediatric wing. The provision of green space near the center of the T-NEMC complex would bring relief to this section of Washington Street which will soon be lined with high rise structures and bridged by a two to three story air rights structure. The projected completion dates for the Nutrition Center and pediatric wing is 1981, thus this idea must be pursued now to be realized.

New Quincy School

Open in 1975, the new Quincy School on Oak and Washington Street is the product of community participation and innovative design. It has become the center of many community activities and service agencies. The gymnasium and swimming pool on the ground floor are well used, however, the rooftop play area remains underutilized and poorly maintained.

An improvement program for the rooftop area should be developed. Although one of the larger facilities in the Chinatown area, it is not being used due to poor lighting which has made it hazardous to use at night, poor maintenance of equipment and grounds and its isolated location on the roof of a three story building. A simple program of lights, improved maintenance and better signage would help in making the new Quincy School rooftop attractive to children in the community.

Chinese Gate

Construction has started on the Chinese Gateway at Beach Street and the Expressway. Given as a Bicentennial gift to the Chinese community by the Taiwan government, the Gateway will serve to define the neighborhood and be a backdrop for special events. In addition to the Gateway itself, two landscape areas will be constructed adjacent to the Gate. In order to construct one of the sitting areas, Edinboro and Kingston Streets must be discontinued and 953 square feet of private property must be purchased to allow an ample turning radius for the new street alignment. The BRA is presently working on this issue. Anticipated starting date is Spring 1980.

The Gateway may be a catalyst for merchants to refurbish their shops and its placement in a landscaped setting is expected to stimulate the conversion of underused mercantile buildings to housing for residents of varied income. Attracting upper income people back to live in Chinatown is a major objective of the community so that the neighborhood will have a broader income mix and Chinatown will no longer be home for those who cannot afford to move elsewhere.

Acorn Daycare Tot Lot

With a Community Development Block Grant from the City of Boston, the Acorn Daycare Center and Tai Tung Village have started development of a tot lot/play area to be constructed in the courtyard of Tai Tung Village. This will be the only such facility in Chinatown and construction should start in the summer of 1980.

SUMMARY CHART

RECOMMENDATION	<u>FIVE YEAR ACTION PLAN</u>			
	1	2	3	4
Construction of Recreation/Community Facility on Parcel R3-R3A				
Reconstruction of Pagoda Park				
Construction of Harrison Avenue Sitting Area				
Conversion of Old Quincy School into Community Facility/Community Agency Office Space				
Washington Street Sitting Areas (USDA and T-NEMC)				
Quincy School Rooftop Improvements				
Chinese Gateway and Sitting Areas				
Acorn Daycare Tot Lot				

DORCHESTER/FIELDS CORNER RECREATION AND OPEN SPACE PROFILE

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I BACKGROUND INFORMATION

Fields Corner is one of Boston's most diverse neighborhoods. Housing styles vary from new ranch-style homes to triple deckers and from large apartment buildings to ornate Victorian mansions. Racial composition varies widely from neighborhood to neighborhood, ranging from 0 to 90% minority. Incomes range from 25% above the City average to 25% below the average. The future of Fields Corner is bright; more young families are remaining in the area and new residents are being attracted.

Housing conditions vary widely throughout the district, with homes in the eastern portion generally in better condition than homes in the western portion. The western section of the district is an area where racial transition and housing disinvestment have occurred due primarily to the Boston Banks Urban Renewal Group (BBURG) program. A comprehensive and coordinated program of demolition, boarding, housing rehabilitation programs, public infrastructure improvements, vacant lot improvements, etc., is needed to address the existing problems.

Fields Corner's waterfront is an immense resource which is currently underutilized, poorly developed and maintained and adversely impacted by major thoroughfares and industrial uses. A coordinated program to improve water quality, provide new and improved recreational facilities and redevelop marginal or inappropriate waterfront uses needs to be implemented.

A. POPULATION CHARACTERISTICS

After reaching its peak population in 1950, Dorchester (as well as the City as a whole) continued to lose population. From 1960-1970, Dorchester lost 2% of its population (a rate lower than that of the City). From 1970-1976, it is estimated that Dorchester lost 4% of its population (a rate higher than that of the City).

TOTAL POPULATION

	<u>Fields Corner</u>	<u>Boston</u>
1950	93,974	801,444
1960	87,294	697,197
1970	85,564	641,071
1976 (est)	82,000	639,803

This overall decline in population was accompanied by an increase in the minority population. From 1960-1970, Dorchester experienced an increase in its black population at a rate nearly fifty times the increase in the City overall. The major cause for this large and rapid racial transition was the BBURG program which covered a large central area of the City and included the Fields Corner neighborhoods of Mt. Bowdoin, Bowdoin North, Codman Square, and parts of Meetinghouse Hill and WE-CAN. This program provided low downpayment mortgages to all minority families who wanted to live in the BBURG area and led to rapid racial transition within that area from 1968-1972.

BLACK POPULATION
(with % of total population)

	<u>Fields Corner</u>	<u>Boston</u>
1950	108 (0.1%)	40,057 (5.0%)
1960	242 (0.3%)	64,165 (9.1%)
1970	8,042 (9.4%)	104,707 (16.3%)
1977*	10,600 (13.0%)	127,800 (20.0%)

*Hart Survey Estimate

Dorchester's Hispanic population increased significantly from 1960-1970, resulting in a total Hispanic population of 1,100 in 1970 and an estimated 3,000 in 1977. From 1960 to 1970, Dorchester's elderly (age 65 and over) population declined 1% while the City experienced a decline of 5%.

ELDERLY POPULATION
(age 65 and over, with % of total population)

	<u>Fields Corner</u>	<u>Boston</u>
1950	9,467 (10.1%)	77,634 (9.7%)
1960	10,633 (12.2%)	85,585 (12.3%)
1970	10,525 (12.3%)	81,759 (12.7%)

Dorchester's teenage (age 15-19) population increased 13.4% from 1960-1970 while the City experienced an increase of 17.6%.

TEENAGE POPULATION
(age 15-19, with % of total population)

	<u>Fields Corner</u>	<u>Boston</u>
1950	6,464 (6.9%)	54,256 (6.8%)
1960	6,342 (7.3%)	51,917 (7.4%)
1970	7,190 (8.4%)	61,064 (9.5%)

From 1970-1977, both Dorchester and the City experienced a slight decrease in total population. However, Dorchester's black and Hispanic population continued to increase. Projections for the future show an expected increase in the overall Black and Hispanic population and a decrease in the number of school age children.

B. ECONOMICS CONDITION

In general, Fields Corner is in better condition in terms of employment than the City as a whole. Fields Corner's median income in 1970 was approximately \$9,500 while the City median was \$9,133. The Plesser survey indicated that the Fields Corner 1978 median family income was \$13,000.

Fields Corner's unemployment level in 1970 was 3.7% versus a City-wide average of 4.3%. The 1977 Hart Survey placed Fields Corner's unemployment rate at 9.9% and the City's unemployment rate at 12.8%. 53.2% of Fields Corner's unemployed are collecting benefits (the third highest in the City) as compared to the City-wide average of 34.1%.

A breakdown showing the minority proportion of the unemployed labor force revealed that 45% of Fields Corner's unemployed were minorities; a further breakdown by zip code areas revealed that 19% of the unemployed in zip code area 02124 were minority. The City-wide minority proportion of the unemployed was 34%.

C. LAND USE

Fields Corner is a predominantly residential neighborhood bounded on the east by Dorchester Bay, on the south by the Neponset River, on the west by the Midlands Railroad and on the north by major thoroughfares. Areas to the south and east are low density residential neighborhoods with the majority of housing units in one and two family structures. Areas to the north and west are higher in two and three family dwellings. Industrial uses are a small part of Fields Corner's land use; the majority are in the

eastern section of the neighborhood near Freeport Street, the Southeast Expressway and in Port Norfolk. Small neighborhood commercial centers occur throughout the area, particularly at major transportation modes and along major arterials. A suburban-style shopping center is located on Morrissey Boulevard.

D. TRANSPORTATION NETWORKS

The Southeast Expressway and Morrissey Boulevard are located in the extreme eastern section of Fields Corner and are heavily utilized north-south commuter routes. Other major north-south arterials are Washington Street, Dorchester Avenue, Adams Street and Neponset Avenue. The only major east-west arterial is Gallivan Boulevard; Ashmont and Park Streets are minor east-west connectors.

The central section of the district is fairly well served by the MBTA Red Line, but sub-areas to the west and southeast which once had trolley service are now poorly served by public transportation. The Midlands Railroad, which forms the western boundary of the district, and the Quincy branch of the Red line, which runs through the extreme eastern part of the district, are two major facilities which currently provide no public transportation service to Dorchester. The Quincy trains travel over four miles, without a stop, through sections of Dorchester that are poorly served by rapid transit.

The Midlands Railroad will be utilized by commuter rail trains while the new Orange Line is being constructed in the Southwest Corridor and will provide some limited service to Dorchester residents. The fate of the Midlands Railroad after that interim period is part of the Replacement Transit Improvement Study being conducted by the MBTA. The study is an analysis of current and future public transportation needs in the South End, Roxbury, Dorchester and Mattapan. The objective is to develop an overall transportation strategy for the study area and to decide which specific services should be provided after the Orange Line is relocated and the elevated section is removed.

The Quincy branch of the Red Line is a resource which is not adequately used. To improve transit service for present residents, provide adequate transit services to facilities programmed or now under construction and encourage appropriate new development at least one new station in the Fields Corner district should be developed on the Quincy Branch. Two potential locations are: (1) Port Norfolk and (2) where the extension crosses Morrissey Boulevard; the latter is the easier one to develop. The cost of a new station would be small compared to the benefits it would bring. Development of a trolley spur line from Bulter Station to the Schoolboy Track site, Port Norfolk and a new Morrissey Station should be analyzed.

II GOALS AND OBJECTIVES

1. Goal: Improve an Upgrade Existing Recreational Facilities

Objectives:

Provide suitable play equipment in playlot areas where such equipment is lacking.

Rehabilitate play surfaces and equipment where necessary.

Provide lighting for nighttime usage.

Undertake design review for all sites in need of rehabilitation and complete site plans; redesign and provide changes in facilities where appropriate.

Provide for a greater variety of activities at neighborhood park and playground sites.

Increase utilization of school based recreational facilities for indoor and outdoor leisure activities.

2. Goal: Acquire and Develop New Recreation and Conservation Sites

Objectives:

Acquire Urban Wilds sites.

Transfer appropriate Real Property Department parcels to the Conservation Commission.

Develop new community garden sites; improve accessibility and utilization of existing gardens where appropriate.

Develop major facilities in areas of greatest deficiency.

Develop minor facilities in areas of moderate deficiency.

3. Goal: Improve Overall Appearance and Visual Character of the City.

Objectives:

Plant street trees in areas undergoing residential/commercial revitalization.

Develop waterfront area by increasing pedestrian access and improving passive recreation opportunities.

Develop bike path/urban trail system linking major open space resources.

Improve visual character of neighborhood park sites thorough plantings and passive recreation space.

Increase public participation in site design and area improvements within neighborhoods.

Increase utilization of conservation restrictions/easements in private development projects, especially in 121A projects.

4. Goal: Increase Opportunities for Water Based Recreation.

Objectives:

Continue to protect and improve water quality in all publicly controlled water resource areas.

Relocate Port Norfolk industrial uses.

Remedy access problems to the Dorchester waterfront and improve visual character of surrounding open space. Provide visual/ noise screen from the Southeast Expressway.

Develop water edges for pedestrian and marina uses as well as other passive recreation activities.

Provide urban design and development incentives for privately developed shorefront recreation.

5. Goal: Increase Awareness and Recreational Uses of Historic Sites and Districts.

Objectives:

Continue preservation activities towards protecting historic buildings and sites throughout the City.

Support a program for environmental improvements adjacent to historic sites including shade tree planting and street and sidewalk improvements.

Begin planning activities for development of historic urban space districts where historic preservation activities can be coordinated with other revitalization efforts.

Undertake planning, acquisition and development of proposed Lower Mills Heritage Park.

6. Goal: Improve Accessibility to Existing Sites for Elderly and Handicapped Users.

Objectives:

Continue to remove architectural barriers within existing physical structures at recreation facilities.

Improve access for handicapped users at all sites.

Improve existing recreation facilities or provide new facilities for passive leisure which are proximate to elderly residential areas.

Continue to expand recreational opportunities for elderly and handicapped persons in neighborhood park areas where activities are presently limited only to active or children's play.

7. Goal: Improve Maintenance and Control of Recreation/Conservation Facilities.

Objectives:

Increase and improve City based maintenance.

Initiate community-based maintenance programs.

Increase community involvement in the siting and design of new and/or renovated facilities.

Improve existing police patrols of facilities.

Expand efforts to inform the community of existing/potential recreation opportunities/issues.

RECREATIONAL NEEDS ASSESSMENT FOR FIELDS CORNER

A. General Recreational Space Needs.

Judged solely by National Recreation Standards, the entire Fields Corner neighborhood is severely lacking in recreational space and facilities.¹ The highly populated and dense nature of this area create equally severe constraints on the City's ability to approach these standards. Consequently, recreational development should be concentrated in those areas which suffer the greatest deficiencies:² Codman Square and M. Bowdoin/Bowdoin North.

In these neighborhoods, the need for better open space opportunities reflects a variety of factors:

-
1. See Table A
2. See Table B

large youth populations;

major lack of recreational facilities;

increased demolition in recent years, resulting in numerous debris ridden vacant lots;

isolation from nearby recreational facilities, due to the physical barrier created by the Midlands Railroad and major arterials, along with the real and/or perceived social barriers created by racial indifferences between neighborhoods.

In addition to these three areas, the Codman Hill neighborhood, Ashmont neighborhood, and the Section 8 NSA part of St. Marks appear to have marked recreational deficiencies. Both the Codman Hill and Ashmont neighborhoods have no outdoor recreational spaces. However, it is important to note that Codman Hill and Ashmont are two of the lowest density neighborhoods of Fields Corner. Both have housing stocks comprised primarily of single and two family homes, with little abandonment and few vacant. These factors, coupled with easy access to nearby facilities, significantly reduces the immediate need for development of larger neighborhood parks.

B. Maintenance

Community Maintenance could be directed at two different levels which could also be used jointly:

- (1) Contracting with Neighborhood Recreation advisory Councils or Management Groups.
- (2) Setting up Neighborhood Open Space Crews (using existing YACC or CETA Funds) whose responsibility it would be to maintain all the open space in a certain geographic area.

Involvement of residents in neighborhood based recreation advisory councils or other similar groups could lead to open spaces being cooperatively owned and/or managed by the neighborhood. This would most appropriately be directed to existing parks of one acre or less and any similar sized new open space areas as requested by neighborhoods. This allows local people to have an important stake in their open spaces, while providing much needed local jobs. Local people maintaining and policing open space could significantly decrease both the fact and fear of vandalism and crime. Even though the incidence of crime is often low in parks the general expectation is that they are unsafe; having familiar community people protecting open space could alleviate many of the traditional fears and lead to greater utilization.

The Neighborhood Open Space Crews could provide jobs and training for local people and assist the Parks and Recreation Department in their maintenance efforts. It also may address some problems of vandalism.

Through this Community Involvement process neighborhoods working in cooperation with the city can see much needed improvements take place and can directly benefit from them.

C. Waterfront

The potential exists in Dorchester for a green belt along the water's edge which could connect all the way from Columbia Point to the older Bakers Chocolate Mills on the Neponset River. This strip would ultimately have a two-fold purpose:

- (1) Help to prevent further degradation of water quality in Dorchester Bay and the Neponset River.
- (2) Allow public access to and use of valuable waterfront property.

Dorchester has approximately 10 miles of waterfront along Dorchester Bay and the Neponset River. Less than a quarter of the waterfront is now held as public open space and most of the area is poorly developed and maintained and/or adversely impacted by the Southeast Expressway, Morrissey Boulevard and the adjacent industrial uses. Increased public waterfront acreage will alleviate to some extent the loss of waterfront land caused by the Southeast Expressway. Water quality, too, could be improved by a green belt or corridor.

Inappropriate industrial uses on waterfront property should be relocated to appropriate industrial areas. Public open space along the water's edge should be upgraded and expanded through zoning, acquisition and redevelopment of land and conservation restrictions and easements especially when Chapter 121A agreements are requested from the City.

The City has received Coastal Zone Management Funds to do an engineering study of the Troy Land Fill, an area of more than eight acres northwest of Tenen Beach. One of the goals of the study is to develop a community approved plan for a public open space in this area.

In order to lessen the air and noise pollution from the Southeast Expressway the State DPW should be requested to examine alternatives for the banks of the expressway to mitigate any adverse impacts on the waterfront facilities.

Name of Facility	Ownership/ Managing Agency	Current Zoning/ Size	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
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McMorrow Playgrnd

MDC

3.5 ac.

Basketball
Little League
Playground/Tot lot

Youth &
Children

Fair -
Good

Fences cut for access
from playgd. → field. Gate
should be made.

Joseph Byrne

Boston Parks
& Recreation

1.16 ac.
R-.5

Basketball
Tennis
Tot lot

Youth &
Children
of Cidmpt.

Excellent
Good

Teenagers use Tennis
Cts. for Street Hockey/
maybe dual court
should be established
at tennis or basketball
court.

William Gary Walsh

Boston Parks
& Recreation

6.97 ac.
S.-5

Tennis, Basketball
Baseball, tot lot

Youth
Adults &
Children
of Codman
Hill/lower
Mills

Excellent-
Good

Ronan Park	Boston Parks & Recreation	13.1 ac. R.-8	Tot lot, Basketball, Tennis playingfield	All ages - from meeting house hill	excellent	
William Corbett Park	Boston Parks & Recreation	.8 ac. H-1	Tot lot, Basketball Passive	All ages	Fair	Basketball court. located down hill allows undesirables to congregate - drug dealing spot/possible relocation or removal of court depending on community input.
Algonquin Square	Boston Parks & Recreation	.04 ac. H-1	Grass (median strip)	House	Fair	

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Thetford Ave. Playgd.	Boston Parks & Recreation	.7 ac. R.-8	Basketball, Tot lot, picnic area	Youth & Children	Good Facility w/main- tenance problem	A good opportunity for community maintenance program/ strong community group & neighborhood strategy area.
Dorchester Park	Boston Parks & Recreation	30 acres S.-5	Tennis, Basketball Baseball, tot lot Passive uses as well	All ages	Poor	Dorchester's largest natural open space with great recreation potential/community involvement in redesign of park for existing & new uses.
Toohig Playgd.	MDC	2.2 ac. R.-5	Tot lot, basketball, softball	Youth Children	Good	

Name of Facility	Managing Agency	Zoning & Acres	Prime Activities	Users	General Condition	Issues/Opportunities
Tenean Beach	MDC	14.75 I-2	Tot lot Basketball Swimming	All Ages	Fair & Poor	Poor h2o quality resulting in health hazards & loss of beach space, natural extension to Dorchester (see back)
Doherty-Gibson (Townfield)	Boston Parks & Recreation	5.86 R.-5	Tot lot Basketball Baseball-Softball	Adults Youth Tots	Good Fair	Improvements to softball area & fence needed. (see back)
Mt Bowdoin Green	Boston Parks & Recreation	.58 R.-8	Passive area & 1 climbing toy	All ages Immediate Community	Good	
Neponset River Reservation	MDC	101.7 R.-5	Est. vary with passive uses	all ages	Good	(see back) ^
Ventura Playground	MDC	1.3 R.-5	Tot lots & Little League Fields	Youth	Good	

Tenean Beach

Waterfront Development/Coordination of improvements to beach area, along with water quality and Troy Land Fill studies (already funded). Both will require citizen input.

2. Noise and air pollution created by expressway; create a physical buffer (i.e. landscaping) between expressway and beach.

Doherty-Gibson (Townfield)

2. Neighborhood residents consistently prohibited from using park by outside leagues/investigate creating resident priority for park use.

Neponset River Reservation

Determination of appropriate use of the estuary, (i.e. should Estuary be utilized at all or left untouched and unused/creation of nature walk through estuary.) Development of open space link between proposed Heritage Park in Lower Mills and other publically owned open spaces in southern Dorchester.

NAME OF FACILITY	Managing Agency	Zoning acres	Prime Activities	Users	Condition	Issues/Opportunities
Port Norfolk Park	Parks & Recreation	.12 R-.5	Passive area Plantings			
Walnut St. sitting area	MDC	.18 L-.5	Passive Area benches	all ages	Good	
Msgr. O'Donnell Square	Parks & Recreation	.06 R-.8	Passive area plantings			
Quincy Stanley St. play area	Parks & Recreation	.30 R-.8	Tot lot and benches	tots	Excellent	
Norton St. tot lot		.06 R-.8	Tot lot /timber toy	tots	excellent	

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Mary Hemenway Playground	Parks & Recreation	4.4 R.-5	Basketball - Softball Tot lot	Youth tots	Fair poor	
Garvey Playground	Parks & Recreation	8.6 R.-5	Baseball - Basketball Tot lot	Youth tots	Good	
King Tennis Ct. (Mary Hemenway Tennis (4)	Parks & Recreation	.7 R.-5	Tennis Court	Youth	Fair	-Elderly Housing being built across the street/ -Tennis Court used for Street Hockey/ Partially paved and grass area could be better utilized. create improved access to park.

Allen Park	Parks & Recreation	1.19 ac. R-.8	Passive Benches & Walkway	All Ages	Good	
Florida St. Median Strip	Parks & Recreation	.08 ac. R-.5	Passive St. Median		Good	
Coppens Sq.	Parks & Recreation	.3 acres R-.5	Passive Fountain & Benches	All Ages	Fair Poor	
Wellesley Pk	Parks & Recreation	.71 acres	Passive	All Ages	Good	
Peabody Square	Parks & Recreation	.09 acres B-1	Passive		Poor	Brown Fund to repair clock and horses watering thorough/also good opportunity for Community Maintenance agreement thru Natural areas fund.
Tremlett Sq.	Parks & Recreation	.16 acres R-5	Passive	All ages	Good	
CentervalePark	Parks & Recreation	.22 R.-5	Passive	All ages	Good	

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues Opportunities
Roberts Playground	Parks & Recreation	10.2 R-.8	Tot lot, tennis basketball and softball	Youth tots	Fair Poor	
Ripley Playground	P&R	.86 R-.8	Tot lot basketball courts	Youth tots	Fair Poor	
Cronin Park (Wainwright)	P&R	2.2 R-.5	Tot lot basketball softball	Tots youth	Poor	1. Park presently caught in a "turf battle" between youths in area. Park recently renovated and has been destroyed in this battle. Involvement of residents, youths and adults in redesign of park.
Hilltop Park	P&R	1.3 R-.5	Tot lot passive area	Tots adults	Excellent	2. Baseball field flooded by community in winter for ice skating. Designation of field for baseball and if possible, for ice skating. Determination dependent upon resident preference.

96
 Spencer St.
 tot lot

R-.8

tot lot - i.e. slide

tots

Fair

Site extends back to Whitfield St. and include a number of parcels along Whitfield. One of the larger parcels in Codman Square and might be a good site for outdoor recreation and/or even a garden again (once a victory garden) Development would depend upon resident's concerns and needs.

Rainbow Park

Boston Gas
 Company

3.20 ac.
 W-2

Boat Ramp

Adults

good

Poor publicity of Park/
 make people move aware
 of park facility.

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Trull Street Triangle	City of Boston/	.35 ac./ R-.8	Passive open space w/grass & trees	All ages/ specifi- cally kids playing ball.	Good	

Revival/Victory
Gardens

96 Spencer St.	4500 sq'	small tot lot	fair	Boston Urban Gardeners is presently working with residents of the gardens that are still existing to help them get the gardens producing once again.
59 Linden	13,695 sq	Garden with /h2o (broken)	poor	
86 Wheatland St.	6,500 sq.	Garden		
30 Westville St.	11,047 sq	Garden		
32 Bullard St.	4,608 sq.	Garden		
23 Inwood St.	2,768 sq.	Woodchips w/ tot lot	good	

BRA

A A

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Boston Urban Wilds Sites (Public access) Geneva Ave. Cliffs	City of Boston Conservation Commission	1.88 R-.8	Picnic Area Natural Trail Sandbox/ tot lot	Residents (tots & youth)	Fair	Adjacent land is privately owned and should be acquired by Conservation Commission in order to expand and open up site.
Fenald Rock	City of Boston/ Conservation Commission	R-.8 .06 ac.	Rock outcropping	none	Natural open space	
Eldon St. Cliffs	City of Boston Real Property dept.	1.75 ac. e-8	Natural area	Children & Purse snatches	fair - poor	Should be cleared & thinned out
Boston Gas Easement	Boston Gas	3.20 acres W-2	vacant land	not used		Could be used as public access.

" The Humps	Real property	.76 ac. R-8	natural, rural terrain	residents	fair	Should be preserved and transferred to Conservation Commission
Meeting House Hill overlook	City of Boston Public Fac.	2.82 ac. R-.8	scenic overlook	residents		
Penn Central R.R. Easement	Penn Central	3.30 M-1	Railroad	used once/ week by R.R.		Potential link between Port Norfolk, Schoolboy Track and Neponset River Reservation

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
<u>* Community Schools</u>						
Marshall Community School	City of Boston Community Schools Dept.		Indoor pool Gym-facility w/ basketball, volley ball, hockey, weight lifting, soccer etc.	all resi- dents of fields Corner. Meeting House Hill	good	
Cleveland School	"		Gym facility- same as Marshall			
Holland School	"		Indoor pool gym facility with basketball, volley ball track	All residents of North Dorchester Grove Hall	Good	

* It should be noted that all community schools charge a nominal membership fee.

TABLE A

Supply of Recreational Open Space in Fields Corner

NRPA Standards and Fields Corner Open Space Supply
Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Fields Corner</u>	<u>Amount Available In Fields Corner</u>
10 acres/1000 people	850 ac.	210 ac.
50% active recreation	425 ac.	82 ac.
50% passive recreation	425 ac.	128 ac.
25-50% neighborhood oriented	212-425 ac.	All
50-75% city-wide oriented	525-637 ac.	0
1 playlot/vest pocket park 250-1250 (less than 1 acre)	85 ac.	25 ac.
1 neighborhood park/2,000-10,000 (5-20 acres)	8-40 ac.	6 ac.
1 district park/10,000-50,000 (20-100 acres)	2- 8 ac.	1 ac.
1 metropolitan park/50,000 (100+ acres)	1 ac.	1 ac.
1 regional park/100,000 (250+ acres)	1 ac.	0
1 baseball field/6,000	14 ac.	12 ac.
1 softball field/3,000	28 ac.	9 ac.
1 tennis court/2,000	42 ac.	8 ac.
1 basketball court/500	170 ac.	19 ac.
1 golf course/25,000	3 ac.	0

TABLE B

A. Neighborhoods most deficient in Recreational Space

1. Codman Square

<u>Amount recommended</u>	<u>Amount Available</u>
67 acres	1 acre
6 playlots/vest pocket parks	1
1 neighborhood park	0
1 baseball field	1
2 softball fields	0
3 tennis courts	0
13 basketball courts	0

2. Bowdoin North/Mt. Bowdoin

<u>Amount recommended</u>	<u>Amount Available</u>
94 acres	1 acre
9 playlots/vestpocket	3
1 neighborhood park	0
1 baseball field	0
3 softball fields	0
5 tennis courts	0
19 basketball courts	0

3. Codman Hill

<u>Amount recommended</u>	<u>Amount available</u>
50 acres	0
5 playlots	0
1 neighborhood park	0
1 baseball field	0
1 softball field	0
2 tennis courts	0
10 basketball courts	0

4. St. Marks

<u>Amount recommended</u>	<u>Amount available</u>
100 acres	2.50 acres
10 playlots/vestpocket	1
1 neighborhood park	0
1 baseball field	1
3 softball fields	0
5 tennis courts	0
20 basketball courts	1

5. Ashmont

<u>Amount recommended</u>	<u>Amount available</u>
84 acres	0
10 playlots/vestpocket parks	0
1 neighborhood park	0
1 baseball field	0
3 softball fields	0
4 tennis courts	0
16 basketball courts	0

B. Other Neighborhoods

<u>Neighborhoods</u>	<u>Acreage Recommended</u>	<u>Acreage Available</u>
Cedar Grove	27 acres	3.5 3.0 (abutting)
Fields Corner East	30 acres	1.16 (directly inside) 5.86 (abutting)
Fields Corner West	73 acres	7.66
Lower Mills	68 acres	140
Meeting House Hill	104 acres	19.29
Neponset	87 acres	20.4
Port Norfolk	10 acres	15

V FIVE YEAR ACTION PLAN

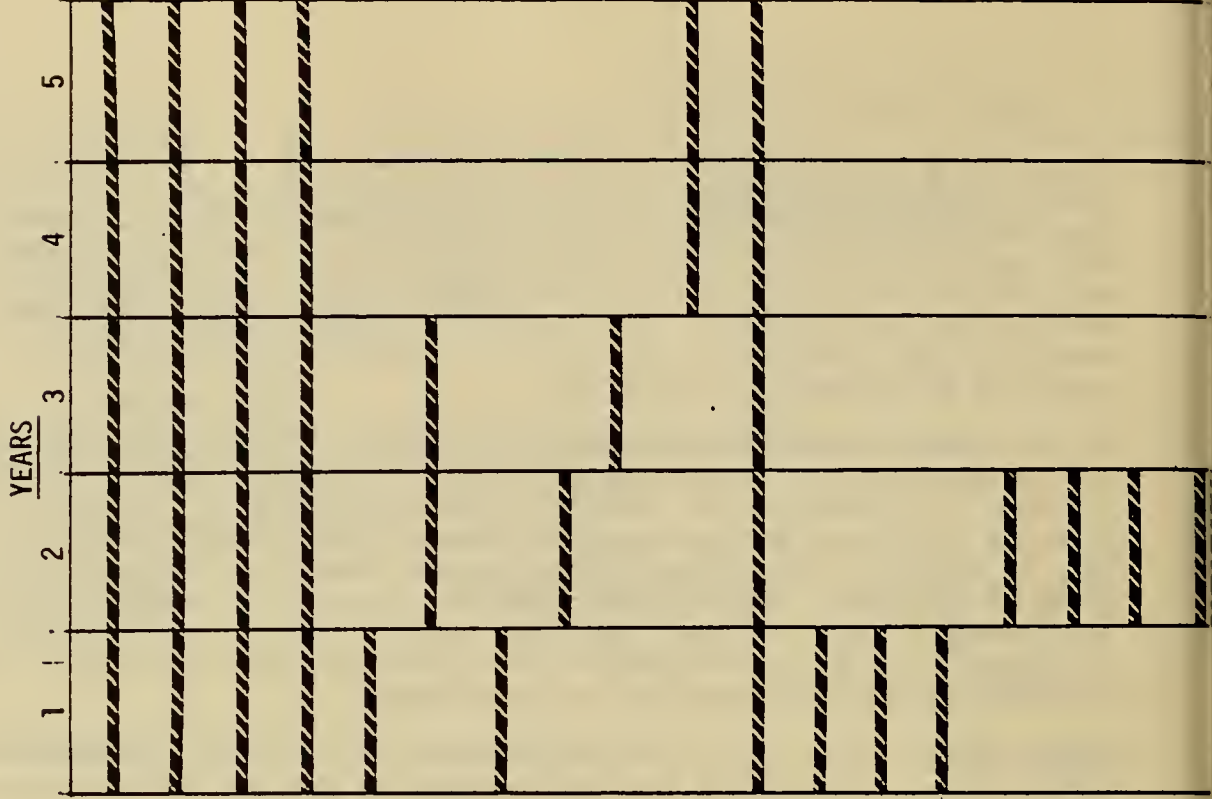
In preparing recommendations for this proposed program, the fiscal constraints under which Boston operates were taken into account. The City faces serious fiscal problems due to cutbacks in federal aid; the inequitable tax structure in Massachusetts; an excessive reliance upon property tax; limited and high cost lending capacity; and rapidly escalating construction and personnel costs. Due to these problems, and the scarcity of available funds, the City will continue to use a variety of resources to implement this program.

As the action program is discussed and inevitably revised, it is important to also recognize that it may not be possible to achieve all of the projects outlined. Opportunities for additional land acquisition are limited, and available acquisition and construction/renovation funds may be small and slow in coming. The success of this program depends, therefore, to a great extent upon the interest and involvement of residents in determining which facilities have the highest priority. Community involvement will also be important in the design of actual facilities as well as overall maintenance once they are constructed.

The proposed action program which follows can serve as a guideline to implementing a coordinated program designed to provide the maximum in new and improved recreation facilities over the next five years.

FIVE YEAR ACTION PROGRAM

TASK



(continued)

Provide new major facility in waterfront area

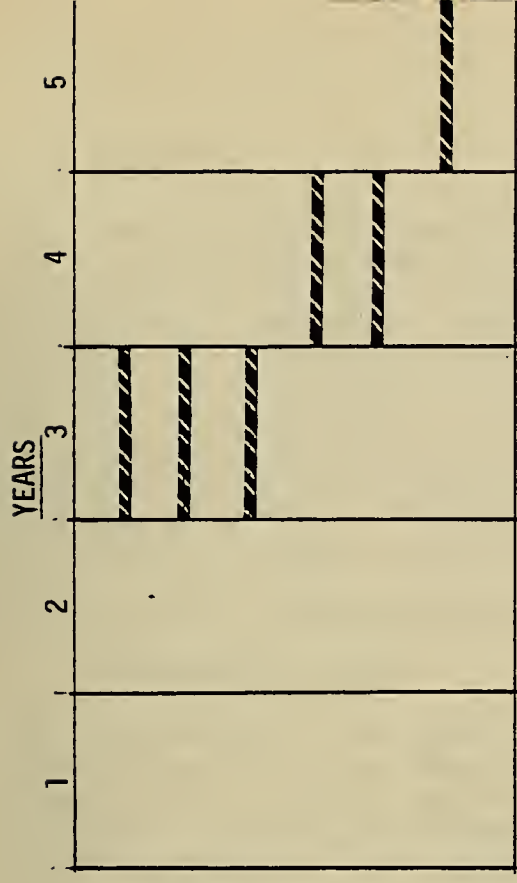
Provide new minor facility in Bowdoin and/or Fields Corner East Area

Provide renovations in Hemenway Playground and Dorchester Park

Provide new minor facility in We-Can neighborhood

Renovate appropriate parks

Provide new minor facility in Neponset



INTRODUCTION

With over 50,000 persons and with a population density of 28 persons per acre, the Uphams Corner Planning District is one of the most varied areas of the City. It is composed of distinct neighborhoods, whose existing recreational facilities and needs can be more effectively examined on an individual basis rather than as a total district. The Planning District extends from Columbia Point and Savin Hill to Blue Hill Avenue and the distance between parks and playgrounds contributes to the prevalent feeling that particular facilities belong to a distinct neighborhood. There is both a need to ensure that the residents of each neighborhood are adequately served, as well as guaranteeing that all residents are able to use the facilities once they are constructed.

I. COMMUNITY CHARACTERISTICS

A. Columbia/Savin Hill

This neighborhood is the most stable in the planning district. Approximately 75% of the homes are owner-occupied. Almost 60% of the households have lived in the neighborhood for over 5 years. The population in 1970 was 15,287 with 98% White and less than 2% Hispanic and Black residents. The Columbia/Savin Hill area has fewer senior citizens (18%), but has more persons under 18 years of age (35%) than the City has as a whole.

Only 17% of the families were below poverty level, as compared to the City-wide average of 22%. In 1975, 15% of the labor force was unemployed.

The existing recreational facilities are convenient to public transportation--Columbia and Savin Hill Stations--but those who use these parks generally walk to the site.

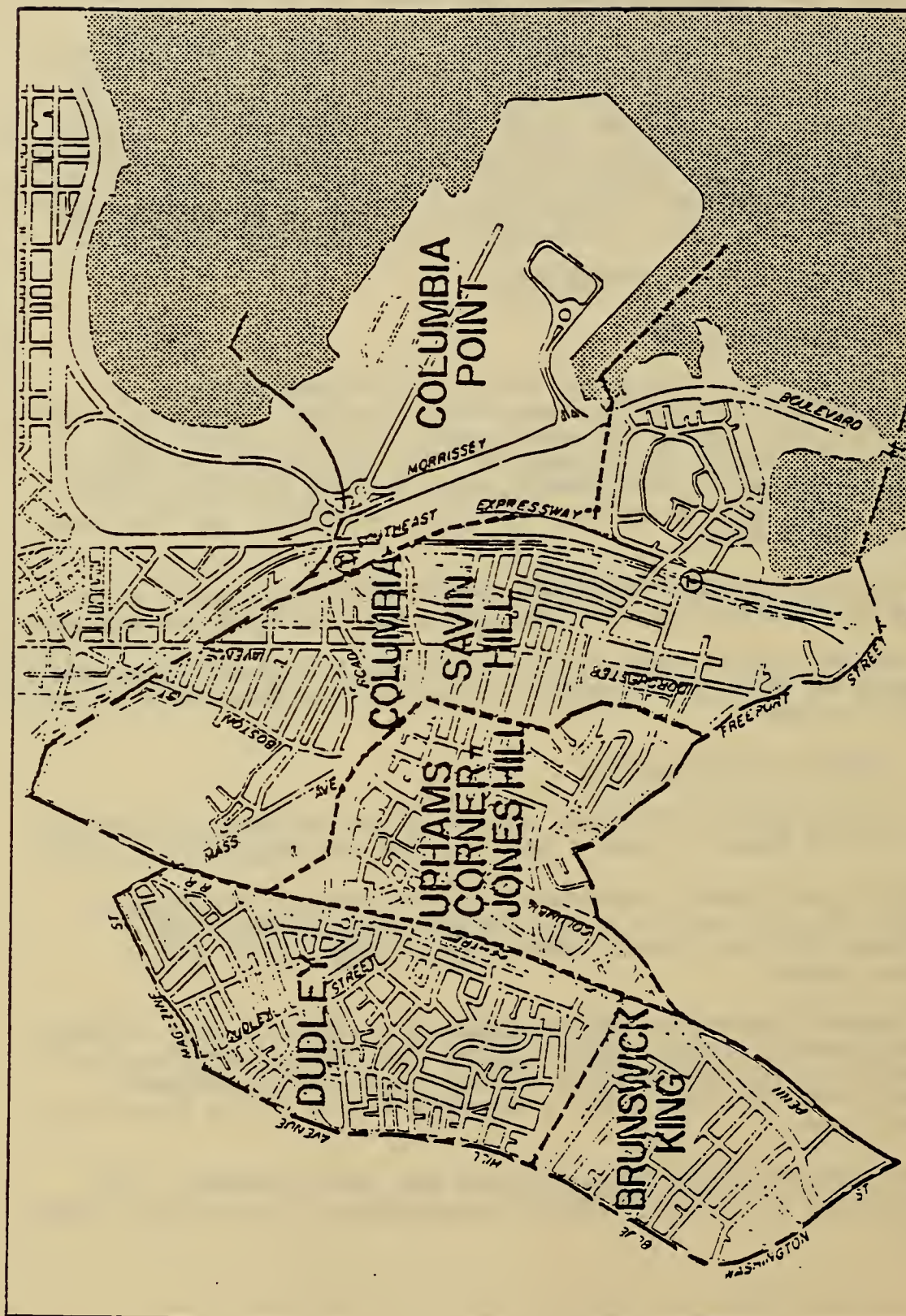
B. Uphams Corner/Jones Hill

This area contains 14,900 people with 20% of the population aged 60 and over and 37% under 18 years of age. In 1975 unemployment was at 15%.

In 1970, Black families comprised 11% of the population and Spanish families, 9%. The majority of the population remains Irish (26%). Canadians (23%) and Italians (10%) with a growing number of Cape Verdean families.

The Uphams Corner-Jones Hill neighborhood is served by four bus lines running through Uphams Corner. There is no direct subway service. Commuter rail and Amtrak trains are now running on the Midlands Branch tracks and there is now a scheduled stop at Dudley Street near Uphams Corner.

Uphams Corner has no community school with indoor facilities. The closest school with indoor facilities is approximately one mile from Uphams Corner.



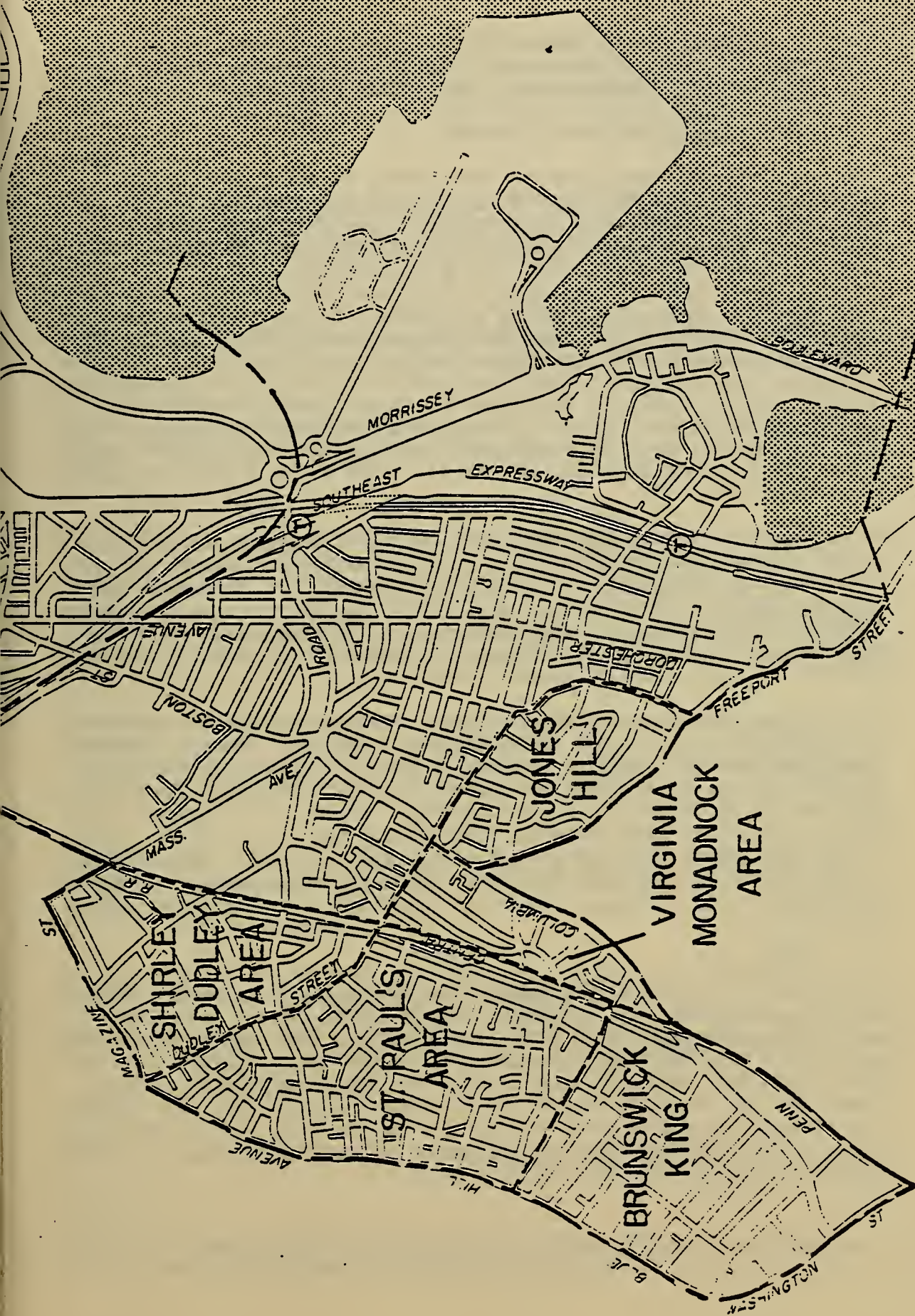
NEIGHBORHOOD AREAS

UPHAMS CORNER





UPHAMS CORNER



Within the Uphams Corner-Jones Hill area there are three distinct sub-areas (a) Virginia/Monadnock, (b) Humphrey/Belden, and (c) Jones Hill, which will be addressed as to their specific recreational needs.

C. Quincy-Geneva (Brunswick-King)

The Quincy-Geneva area extends from Quincy Street to Washington Street and from Blue Hill Avenue to the Midlands Branch Railroad. In 1970, this area contained 5,747 people with 95% being Black and 5% Spanish-speaking. There has been a 48% decrease in population since 1930. Between 1950-1960, there was a 25% decrease.

The population had a much higher percentage of people 18 years old and under in 1970 (44.9%) than the City as a whole (28%). Only 6.2% of the population in 1970 was 60 or older.

In 1970, 44% of all families in Brunswick-King reported less than a \$5,000 annual income, which is twice as high as the City average of 22%. The median family income in 1970 was approximately \$5,700, well under the City median of \$9,100. In 1975, 15% of the area's labor force was unemployed.

Public bus routes run along Blue Hill Avenue to Mattapan and north to Dudley Station and the Orange Line. On Columbia Road access is provided to Andrew Station and Uphams Corner to the north and Forest Hills and Egleston Station to the Southwest. A bus route on Washington Street provides access to Ashmont Station. The area's recreational facilities are reached by its neighborhood residents by foot or car since there is no internal public transportation.

Most of this area's recreational facilities were built during the 1960's and early 1970's as a result of Model Cities and Urban Renewal Monies. The Urban Renewal Program provided funds for the construction of Children's Park on Intervale and Coleus Streets, Ceylon Hill Park on Magnolia and Brunswick Park on Brunswick Street off of Columbia Road. The Model Cities Program provided funding to construct Dr. Martin Luther King Playground on Lawrence Avenue. Ceylon Field was developed by the Parks and Recreation Department prior to these programs.

D. Dudley

In the past 20-25 years, the Dudley neighborhood has experienced the most dramatic changes of all neighborhoods in the district. In 1940 it had 18,384 persons of whom 0.2% were Black; in 1970, there were 9,085 people with over 50% Black residents. In addition, during the past ten years there has been a growing number of Spanish-speaking residents. There are also over 200 Cape Verdean families. Both, the Cape Verdean and Spanish population have experienced the greatest increase in this area. The White population in the area is primarily elderly persons who have lived in this area most of their lives.

In 1970, the Dudley neighborhood had a much higher percentage of people under 18 years of age (45%) than the City as a whole (28%). The area had 38% of its families with incomes below \$5,000 per year in 1970. The median family income was around \$7,000/ year, well below the City median of \$9,100. In 1975, over 17% of the labor force was unemployed.

The Dudley area is serviced by three bus lines. There is a commuter rail station at Dudley Street on the Midlands Railroad tracks, but the price, safety and schedule make this service inadequate.

Residential disinvestment has taken a serious toll on the Dudley area. As a result, 177 acres of vacant land is located in the Dudley neighborhood. Block after block of vacant lots have become littered by contractors who have demolished houses and reconstructed streets in the area. Garbage bags and tires have also been dumped on these lots creating the appearance of a no-man's land. However, there has been a clear effort on the part of individual residents and newly formed civic associations to begin to seek adequate recreational facilities.

E. Columbia Point

Columbia Point is located three miles southeast of downtown Boston. This 351 acre peninsula provides two miles of shoreline, mostly in public ownership. The Columbia Point Housing Project is the major residential area on the peninsula. This 1504 unit housing project was originally built in 1954 for a population of approximately 5000. During the first ten years of occupancy, the minority population increased from 13 to 44% of the total residents.

Since that time the number of residents has decreased substantially. Only 350 units are currently occupied, including 290 families and 60 elderly or handicapped households. With this decline in total population, the proportion of minority residents soared to the existing level of 86%.

Most Columbia Point residents endure severe economic hardships with 95% of the families having incomes below the poverty level. The 1970 median family income at the Point was \$4,107 compared to \$9,133 for the City of Boston as a whole.

The median age of Columbia Point residents is 14. Furthermore, 36% of all youth and 68% of all adults, are unemployed.

II. OPEN SPACE AND RECREATION GOALS AND OBJECTIVES FOR THE UPHAMS CORNER PLANNING DISTRICT

GOAL 1

IMPROVE AND UPGRADE EXISTING RECREATION FACILITIES:

Objectives

Undertake design review for those sites in need of major rehabilitation. This process will include community participation.

Provide suitable play equipment in playlot areas where such equipment is lacking.

Rehabilitate play surfaces and protective barriers where necessary.

GOAL 2

INCREASE OPPORTUNITIES FOR WATER BASED RECREATION

DORCHESTER'S WATERFRONT REPRESENTS AN UNDERUTILIZED OPEN SPACE RESOURCE WITH GREAT POTENTIAL FOR INTENSIVE RECREATION ACTIVITY.

Objectives

Continue to protect and improve water quality in all publicly controlled water resource areas.

Remedy access problems to waterfront sites and improve visual character of surrounding open space.

Develop water edges within the waterfront area for pedestrian and marina uses as well as other passive recreation activities.

Provide urban design and development incentives for privately developed shorefront recreation.

GOAL 3

PROTECT, INCREASE AWARENESS AND PASSIVE RECREATONAL USE OF UPHAMS CORNER BURIAL GROUND.

Objectives

Protect and increase awareness of this site through the removal of the visual barrier created by a concrete wall surrounding the Burial Ground.

Support a program for environmental improvements adjacent to the Burial Ground, including a shade tree planting, street and sidewalk improvements.

GOAL 4

IMPROVE ACCESSIBILITY TO EXISTING SITES FOR ELDERLY AND HANDICAPPED USERS

This goal reflects the continuing need to remove architectural and natural barriers for use of facilities by the handicapped. Activities supporting this goal should focus upon both physical changes as well as programmatic changes in the Uphams Corner Planning District. Emphasis should be placed on those parks located near elderly housing developments.

GOAL 5

DETERMINE LOCATIONS FOR DEVELOPMENT AND CONSERVATION OF NEW NEIGHBORHOOD AND COMMUNITY WIDE RECREATION SITES.

IV. ANALYSIS OF OPEN SPACE/RECREATIONAL NEEDS

A. Columbia-Savin Hill

1. Recreational Needs

a. Savin Hill

The recreational facilities in Savin Hill are some of the finest in the City, including Savin Hill Park, McConnell Park and Malibu Beach. These parks and playgrounds though are all located in the section of Savin Hill between the expressway and Morrissey Boulevard. Savin Hill Park contains the only tennis courts in the entire Columbia/ Savin Hill area. McConnell Park contains the only softball and baseball field in the area. The McConnell Park tot lot is one of the finest and best equipped in the City.

Savin Hill benefits greatly from the Colonel Daniel Marr Boy's Club, which is located on Deer Street off Dorchester Avenue, between Melvinside Terrace and Roach Street and is used by 1,500 boys and girls of all ages from both the Columbia-Savin Hill area and sections of Uphams Corner (primarily Jones Hill). Its facilities are quite extensive, well supervised and well maintained.

2. Columbia

Columbia contains 4 recreational facilities: Dorset Street Tot Lot, Meany Playground, Ryan Playground and Richardson Park.

Children living north of Savin Hill Avenue and south of Columbia have three possible play areas. Ryan Playground on Dorchester Avenue which is in relatively good condition with only minor improvements needed. This facility is primarily a tot lot. Consideration should be given to whether the teen area and tot lot should be located in such close proximity without a buffer zone in between them.

Meany Playground, presently in poor condition, has received funding for reconstruction in 1980. Residents have expressed an interest in having a basketball court, sitting area and tot lot constructed on the site.

Richardson Park in Edward Everett Square has only a small space for active play. The Blake House constructed in 1648, Boston's oldest standing residence, is located in the middle of Richardson Park. In order to ensure the protection of the Blake House from damage, the amount of active play space has been intentionally limited.

In the section of Columbia, between Columbia Road and South Boston, there is only one play area, a small dilapidated tot lot on Dorset Street. This lot is scheduled to have elderly housing constructed upon it. A new tot lot on a nearby site should be built to replace this facility.

In addition to the aforementioned outdoor facilities, the "Little House" on East Cottage Street provides an indoor basketball court.

2. Urban Wilds Sites

There are two Urban Wilds Sites in Columbia/Savin Hill area, Patton Cove and Savin Hill Cove, which are protected by the City of Boston's Conservation Commission. Savin Hill Cove, containing 2,890 acres, is composed of a harbor shoreline, a tidal cove, a salt marsh vegetated by grasses, tidal flats and a gravel beach. This site provides scenic views of Boston Harbor and the Islands and hilled neighborhoods of Dorchester to the west. The Marsh and tidal flats are in good condition and the shoreline is disturbed. Pattons Cove, containing 9.18 acres, contains a salt marsh, tidal flats and coves. The condition according to a Boston Urban Wilds Survey is poor; 50% of the site has been disturbed by sewer outfalls and dumping has destroyed 50% of the marsh vegetation.

Supply of Recreational Open Space in Columbia/Savin Hill

NRPA Standards and Columbia/Savin Hill Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	150	42.84
50% active recreation	75	16.56
50% passive recreation	75	26.28
25-50% neighborhood oriented	37.5-75	42.84
50-75% city-wide oriented	75-112.5	0
1 playlot/vest pocket park/250/1250 (less than one acre)	14	4
1 neighborhood park/2000-10,000 (5-20 acres)	1.5-7	4
1 district park/10,000-50,000 (20-100 acres)	1	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	2	1
1 softball field/3,000	5	1
1 tennis court/2,000	7	4
1 basketball court/500	30	4
1 golf course/25,000	$\frac{1}{2}$	0

3. Comparison to NRPA Standards

The NRPA standards are very extravagant for an urban area. Residents in the Columbia Point section would have to go to Columbus Park in South Boston or McConnell in Savin Hill to get to the nearest playfield. Instead, children unwilling to travel the great distances or cross the expressway, use small, cluttered lots in often congested residential areas to play baseball, football or soccer.

5. Maintenance

Once the existing lots are either relocated (as Dorset Street Tot Lot) or refurbished (as Meany Park) the supply will greatly increase. Two City-owned lots on Doris and Maryland Streets were cleaned and mulched by the Boston Redevelopment Authority's Open Space Management Program for interim use as small play areas. There is no money allocated to provide permanent equipment or maintenance money and the residents are expected to keep these areas clean.

The development of an outdoor facility on the vacant lots on Melvinside Terrace and Dorchester Avenue adjacent to the Colonel Marr Boy's Club would alleviate a need for basketball and tennis courts or a large playing space. This area is mostly industrial and would not disturb any existing residences.

Maintenance has been a severe problem in Columbia/Savin Hill's parks and playgrounds. These facilities have been maintained less than in other portions of the Uphams Corner Planning District. Private groups such as The Marr Boys' Club or the Little House could be contracted with for maintenance and programming activities for specific outdoor nearby facilities.

B. UPHAMS CORNER/JONES HILL

1. Recreational Needs

Uphams Corner/Jones Hill has a significant shortage of adequate recreational open space. Even with the renovation of the three existing community facilities--Bird Street Gym, Belden Street Tot Lot and Downer Avenue Playground there is still a major deficiency in outdoor recreational needs.

The Bird Street gym once renovated should fulfill the needs of Uphams Corner for indoor recreational space. The Uphams Corner Recreational Center, Incorporated, a multi-racial group of concerned individuals, was formed in 1978 to reopen the Bird Street Gym, formerly run by the Parks and Recreation Department. Plans to rehabilitate the building were underway when a fire caused over \$100,000 damage. Funds have been allocated from the 1978-1978 Community Development Block Grant to complete this renovation. Programs designed for this facility will accommodate children and adults and will be staffed by multi-racial supervisors.

One of the oldest burial grounds in the United States is located at the intersection of Columbia Road and Stoughton Street in the Uphams Corner Business District. Established in 1633, the Dorchester North Burial Ground is listed on the National Register of Historic Places and is of significance due to its association with Dorchester's prominent founding citizens, and its exceptional inventory of 17th, 18th and 19th Century funerary sculpture. A cement wall surrounds the burial ground and shields it from the site of both passers-by and patrolmen.

Because it is surrounded by a high wall that restricts visibility and limits police surveillance, the grounds have suffered from vandalism in recent years. A proposal to remove parts of the wall and replace it with wrought iron fencing is under consideration.

a. Jones Hill

Jones Hill's only playground, located on Downer Avenue, is in poor condition. Both its basketball court and the tot lot are badly vandalized. This facility may be more appropriately used as either a tot lot or a playground, but is inadequate as a combined facility. The tot lot might work better if it were relocated to a different part of Jones Hill.

b. Belden-Humphrey

The rest of Uphams Corner has only one outdoor facility, a tot lot on Belden Street, directly behind Uphams Corner market and the commercial block on Dudley Street. Although only two years old, it has suffered from vandalism. A new, more securely anchored fence should be installed.

c. Virginia-Monadnock

This subarea has no recreational facility within its boundaries. The Belden Street tot lot is inaccessible to small children from this area due to the need to cross extremely busy Dudley Street. Although two sites were previously considered for a tot lot, the residents feared teenagers and young adults would use the facility as a "hangout". A large vacant lot on Monadnock Street near the Midlands Railroad tracks was recently cleaned, graded, mulched and fenced by the BRA's Open Space Management Program. Although the residents requested that this lot be fenced in with no gate to prevent its use, this lot is well used by children who jump across the fence.

2. Accessibility of Facilities

The Midlands Railroad tracks is now an active transportation line carrying 60-80 trains a day. These tracks create a barrier to children wishing to use playgrounds on the west side of the railroad. There is a potential danger created by these trains for neighborhood kids since the tracks were formerly used as a short cut. Both

Ceylon Field and Hannon Playground have large active playing surfaces but are separated from Uphams Corner by these railroad tracks. Dudley Street and Columbia Road are busy streets with a high flow of vehicles which discourages children unaccompanied by parents from traveling on these streets to reach distant playgrounds.

Supply of Recreational Open Space in Uphams Corner/Jones Hill

NRPA Standards and Uphams Corner/Jones Hill Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	150	.93
50% active recreation	75	.93
50% passive recreation	75	0
25-50% neighborhood oriented	37.5-75	.93
50-75% city-wide oriented	75-112.5	0
1 playlot/vest pocket park/250/1250 (less than one acre)	14	2
1 neighborhood park/2000-10,000 (5-20 acres)	1.5-7	0
1 district park/10,000-50,000 (20-100 acres)	1	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	2	0
1 softball field/3,000	5	0
1 tennis court/2,000	7	0
1 basketball court/500	30	0
1 golf course/25,000	$\frac{1}{2}$	0

3. Urban Wilds Sites

The Uphams Corner area contains no Urban Wild sites at present and there are none under consideration for protection.

4. NRPA Standards

These standards are clearly inapplicable to a highly dense urban area where there is not room to satisfy such standards as a nine-hole golf course or 30 basketball courts. These standards do indicate though a definite lack of minimum facilities in the Uphams Corner area. Uphams Corner has only 2 play lots which is clearly inadequate for 15,000 people of which 5,500 are under 18 years old. This matter is immeasurably worse due to the extremely poor condition of the area's two small play areas. This area as indicated contains no softball or baseball fields; residents of this area have to leave their immediate neighborhood to play at Ceylon Field, Hannon Playground and Eustis Playground. At the Downer Avenue Playground there are two basketball backboards but both the hoops and nets are missing. Once the Bird Street Gym is renovated the number of available indoor basketball facilities will increase, but there will still be a shortage. Uphams Corner's residents have no tennis courts available to them. Although the NRPA standards are high, this area should have tennis courts available. The closest tennis facilities are at Savin Hill Park which is 3-4 miles away or at the King School Park or Ceylon Hill Park in the Quincy-Geneva area several miles away.

5. Maintenance

The maintenance of existing playgrounds in the Uphams Corner area is a severe problem. Both the Bird Street Gym and Downer Avenue Playground have been allowed to deteriorate to the point of needing massive monies to renovate them.

The Belden Street tot lot built with Community Development Block Grant funds, was requested by the immediate neighborhood and they agreed to maintain it. This tot lot was never transferred to the Parks and Recreation Department. They were neither provided with enough funds or equipment to successfully accomplish this task. Once the fence surrounding the tot lot was stolen, the residents were unable to afford to replace it or to tap City resources. The two-year old park quickly deteriorated as it was unprotected against vandals. (See Section V for Special Action recommendations on maintenance.)

C. QUINCY-GENEVA (Brunswick-King)

1. Recreational Needs

This area has an adequate number of basball and softball fields although Ceylon Field is in need of improvements to the playing surface. Residents living near Blue Hill Avenue may find this facility too far away for younger children.

The area contains two sets of tennis courts in King School Park and Ceylon Hill Park; these facilities are adequate for the existing population.

As part of the Brunswick-King Urban Renewal Area, the Brunswick Gardens apartment complex for families was started but never finished. HUD now has control over the project and will be seeking a developer to finish this complex. Residents of this area have stated that they would like to see elderly housing, partly due to the large number of children already in the area and competition for existing recreational facilities. Whatever the outcome, some recreational space, whether passive or active, must be provided for the new tenants. The City should insist that recreational space be provided by the developer as part of the complex.

Additionally, along the edge of Quincy-Geneva near Blue Hill Avenue and behind the Grove Hall Business District, large areas of vacant land, primarily City-owned, are being considered for 235 single-family owner-occupied clustered housing and possibly elderly housing near Grove Hall. Recreational facilities should be considered part of this overall scheme. If 235 housing units are built near Blue Hill Avenue a children's play facility will be essential.

2. Accessibility of Facilities

The area lacks sufficient facilities especially for small children who need a place to play near their homes. For indoor recreation residents must go to Uphams Corner to use the Bird Street Gym.

Supply of Recreational Open Space in Brunswick-King

NRPA Standards and Brunswick-King Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	57.47	3.474
50% active recreation	28.73	3.18
50% passive recreation	28.73	0.29
24-50% neighborhood oriented	28.7	3.47
50-75% city-wide oriented	43.09	0
1 playlot/vest pocket park/250/1250 (less than one acre)	4.5	5
1 neighborhood park/2000-10,000 (5-20 acres)	1	1*(1.72ac.)
1 district park/10,000-50,000 (20-100 acres)	0	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	1	3
1 softball field/3,000	2	1
1 tennis court/2,000	3	2
1 basketball court/500	11	3
1 golf course/25,000	0	0

* For the purpose of this study a neighborhood park is anything over 1 acre.

3. Urban Wilds Sites

There are no existing Boston Urban Wilds sites in the Quincy-Geneva area and there are no sites for which protection is being sought.

4. NRPA Standards

The National NRPA Standards are not appropriate for this densely populated area of the City, but they do reveal where deficiencies may be. Quincy-Geneva's 3½ acres of open space is clearly inadequate for its population of 5,747, of which almost half is under 18.

5. Maintenance

The existing facilities are all in need of some maintenance. The Martin Luther King tot lot on Lawrence Avenue, owned by the Real Property Department, should be transferred to the Parks and Recreation Department for maintenance. Any new facilities that are constructed in the future should be built with the understanding that the residents will aid the Parks and Recreation Department with simple maintenance tasks.

D. DUDLEY

The Dudley area contains a large number of parks and playgrounds, although for the most part, these facilities have been allowed to deteriorate to the point at which they are unusable. As mentioned above, Dudley's population is concentrated in pockets which are often surrounded by acres of vacant land.

1. Recreational Needs

a. Shirley-Dudley

The Shirley-Dudley subarea has two recreational facilities: Edward Clifford (Eustis) Playground and the Mason Pool. The Mason Pool has been recently renovated by the Parks and Recreation Department and is well used when open. The hours of operation should be extended to include Sunday and holiday openings when children are home from school. The majority of vandalism is done when this facility is closed. Eustis Playground has received a UPRRP grant of \$145,000. This funding should provide monies for renovation of the existing tot lot and reconstruction and expansion of facilities located at the playground on Norfolk Avenue.

b. St. Paul's

There are three playgrounds located in the St. Paul's portion of Dudley which are well used but poorly maintained. Hannon Playground on Dudley Street is in extremely poor condition. The car repair garage, located on park property is both a fire hazard and blighting influence, and is now scheduled for demolition. Once rid of this structure, the land can be used

as a starting point to renovate the park. This playground is heavily used both by the Day Care Center across the street, by neighborhood residents, as well as the Las Iglesias Softball League.

In the southern portion of Dudley near Blue Hill Avenue are two playgrounds: Woodcliff Street Playground and Winthrop Street Playground. Both of these facilities need immediate repairs. Since they are so heavily used, the maintenance of these recreational sites must be continuous.

There are over 200 Cape Verdean families living in Dudley and these individuals have expressed the need for a soccer field in this area.

Supply of Recreational Open Space in Dudley

NRPA Standards and Dudley Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	98	12.2
50% active recreation	49	11.11
50% passive recreation	49	1.09
24-50% neighborhood oriented	24-49	12.2
50-75% city-wide oriented	49-73	0
1 playlot/vest pocket park/250/1250 (less than one acre)	8	5
1 neighborhood park/2000-10,000 (5-20 acres)	1	1*
1 district park/10,000-50,000 (20-100 acres)	0	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	2	5
1 softball field/3,000	3	3
1 tennis court/2,000	5	1
1 basketball court/500	20	3
1 golf course/25,000	1/3	0

* For the purpose of this study a neighborhood park is anything over 1 acre.

To make up for the deficiencies which exist in the recreational open space in the Dudley-St. Paul area, community and private groups have sought to organize for the establishment of facilities to meet the community's needs.

Near a triangular piece of the St. Paul area bounded by Blue Hill Avenue/Dudley/and West Cottage Street the residents have begun the process of setting up a non-profit corporation, under the name of the Roxbury Neighborhood Open Space Council. This multi-ethnic group has been working with the United States Forest Service, the State Department of Environmental Management and the Boston Redevelopment Authority to begin the implementation of a small recreational area to be part of an overall open space recreational system. The group has been successful to date in receiving a commitment of \$35,00 to begin Phase I of their plan. This includes \$30,000 of State Department Environmental Management funds and \$5,000 from the Urban Forestry Assistance Program. Technical Assistance has also been committed by the above Urban Forest Assistance Program. This project is much needed by both the existing community to clean-up and fix-up their environment and to provide much needed recreational open space.

There are also several street associations who are seeking assistance to establish either tot lots for their areas or community gardens. These uses should be encouraged if community maintenance is assured.

2. Urban Wilds Site

The Sargent Street Association has worked with the Boston Redevelopment Authority's Open Space Management Program to clean and improve vacant lots in their area. There is a large area of vacant lots on Sargent Street which is located on the edge of Sargent Street Hill which should be designated as a Boston Urban Wild Site and protected by the Conservation Commission. From the wooded site one gains spectacular views of the Boston Skyline. The residents have been working with the Boston Natural Areas Fund to provide funds to fix-up this site and to establish a neighborhood land trust which would maintain this land.

3. NRPA Standards

The NRPA standards indicate that Dudley has a large number of recreational facilities for its population, especially, the number of baseball and softball fields, located at Hannon and Eustis Playgrounds. These fields are for the most part in poor condition but out of necessity are heavily used. There is a severe need for tennis courts, basketball courts and tot lots. There is one tennis court at Winthrop Playground; this is clearly inadequate for close to 10,000 people. Basketball courts exist at Hannon, Winthrop and Eustis but there is much competition for their use. There are four tot lots in Dudley: Hannon, Winthrop, Woodcliff and Eustis.

Due to the great distance between these playgrounds, acres of vacant land surrounding these facilities and very busy streets which serve as barriers to neighborhood children, the number of tot lots is clearly deficient.

E. COLUMBIA POINT

1. Analysis/Discussion of Neighborhood Recreation Needs

The present recreation program at Columbia Point does not address the needs of the community. There is one City owned recreation building located on a 13.5 acre parcel of land. As a result of extensive vandalism, there were numerous windows, window grills, doors and masonry totally destroyed leaving the building open to additional vandal attack and damage from the elements. The building in its present condition constitutes an extreme danger to persons and properties of this community. The City is in the process of reviewing the damage and ascertaining the cost of repair. The second major problem has been the absence of staff to provide the necessary supervision of recreational activity.

There are approximately 900 youths between the ages of 1 through 18 years living on Columbia Point. The youth are interested in opening the recreation building for full utilization by all residents. The C.P. Crime Prevention Program completed a recreation survey of 600 youths to ascertain their recreation interests. Most of the Youth reported an interest in volleyball, basketball, track racing, swimming, football, etc.

2. Comparison of Typical Facilities to NRPA Standards

It would be extremely difficult to compare the present amount of available recreational facilities to the national standards given the size of the remaining population of Columbia Point. To make a comparison at this time would give the appearance that Columbia Point has an over abundance of facilities.

The Columbia Point redevelopment Project is a 10 year development plan which will result in 1,400 units of new and rehabilitated housing units. The new community will create a sizeable population increase along with the need for more recreational facilities.

Supply of Open Space in Columbia Point

NPRA Standards and Columbia Point Open Space Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	10	13.5
50% active recreation	5	6.7
50% passive recreation	5	6.7
24-50% neighborhood oriented	3.24	13.5
50-75% city-wide oriented	6.75	0
1 playlot/vest pocket park/250/1250 (less than one acre)	1	1
1 neighborhood park/2000-10,000 (5-20 acres)	0	1
1 district park/10,000-50,000 (20-100 acres)	0	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	0	2
1 softball field/3,000	0	1
1 tennis court/2,000	0	2
1 basketball court/500	2	2
1 golf course/25,000	0	0

* For the purpose of this study a neighborhood park is anything over 1 acre.

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Belden St. Tot Lot	Public Facilities	L-1 .20	Play timber, tot lot	Pre-school	Poor	Tot lot now owned by the Public Facilities Dept., ownership should be transferred to P&R for maintenance. Tot lot improvements needed
Downer Avenue Playground	COB/P&R	R-8 .73	Hangout Playground	15-19 years 5-15 years	Poor	Recreational facilities, basketball and tot lot need improvement. Fencing needs repair. Complete redesign before fixing any facilities. Possibility of relocating tot lot.
McConnell Park	COB/P&R	R-8 6.20	Playground Family recreation baseball youth/ adult	All ages	Good	Maintenance shed needs repair. Continual repair on facilities.
Malibu-Savin Hill Beach	COB/P&R	S-5 16.80	Swimming Family recreation	All ages	Good	Needs general maintenance
Savin Hill Park	COB/P&R	S-5 8.26	Basketball Tennis Family activity	All ages	Good	General maintenance, needs a bike rack and picnic area.
Robert Ryan Playground	COB/P&R	H-1 .64	Basketball Playground Family activities	All ages	Good	General maintenance, including repainting and new lights for basketball courts. Buffer is needed between tot lot and teen area.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Meany Park	COB/P&R	R-8 .22	Basketball Tot lot	Pre-school Adolescent	Poor	Complete redesign scheduled
Richardson Park	COB/P&R	R-8 1.05	Sledding baseball football	Adolescents teen-agers	Good	General maintenance which should include resodding of mound.
Dorset Street Tot Lot	Real Property Dept	H-1 .08	Playground	Pre-school Adolescents	Poor	Relocation and redesign upon completion of Bellflower/Dorset Housing.
Children's Park	BRA	H-1 .24	Playground	Pre-school Adolescents	Fair	General maintenance including remulching landscaping and new. lighting is needed.
Winthrop Park	COB/P&R	H-1 1.85	Basketball, tennis playground	All ages	Fair	Develop vacant space within the playground boundaries for recrea- tional use. Make needed repairs to the existing facilities. Vacant land surrounding the facility would be good sites for 235 housing.
Woodcliff St. Playground	COB/P&R	R-8 .09	Family activities pre-school and playground activ- ities	All ages	Poor	Expand playground to include adjacent small City-owned vacant lots. Renovate existing facil- ities, vacant land in vicinity of this play- ground would be good HUD 235-single family

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Mason Pool	COB/P&R	B-1 .44	Swimming ping pong	All ages	Fair	Extend hours of operation to include Sundays and holidays. Renovate former community room to include exercise and game equipment. Remove offensive graffiti on outside of building and include school children in painting a mural on the building instead.
Edward P. Clifford Playground	COB/P&R	I-2 7.60	Playground, basketball, football practice, baseball	All ages	Poor	Renovate and expand existing facilities. Remove existing dilapidated bleachers and purchase portable bleachers. Tennis courts may be constructed if money permits.
Mary Hannon Playground	COB/P&R	H-1 1.69	Softball, basketball, playground, hang out	Pre-school Adolescents	Poor	Demolish and level car repair garage adjacent. Increase of maintenance service. <i>Complete renovation badly needed</i>
Ceylon Hill Park	BRA	H-1 .49	Tennis, sitting area, softball, football practice	All ages	Fair	Renovate existing facilities. Park developed under Urban Renewal.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Dr. Martin Luther King Playground	Real Property Dept.	H-1 .33	Playground activities	Pre-school Adolescents	Good/Fair	Park was built through Model Cities Funds. Maintenance responsibilities must be established. Repairing the fence around the playground is needed urgently to keep the facility intact.
Bird Street Gym	COB/P&R	L-1 .20	Indoor track weight lifting basketball court handball court shower room	All ages	Poor	Renovations should be underway shortly. Proper funding to ensure maintenance and supervision is imperative.
Ceylon Field	COB/P&R	H-1 1.70	Baseball, softball	Adolescents Adults	Fair	Renovate existing facilities, remove vandalized swimming pool on the site if it cannot be protected. Provide toilet facilities on site.
King School Park	BRA	H-1 .69	Basketball, tennis sitting area	Adolescents Adults	Fair	Renovate existing facilities. Park developed under Urban Renewal.

FIVE YEAR ACTION PROGRAM

1 2 3 4 5

1. Back Bay Fens

- a. Complete Master Plan.
- b. Development of Active Recreation Within Fens.

2. Commonwealth Avenue Mall - Complete landscaping improvements.

3. Sears Parking Lot - Acquisition and development.

B. Develop Active Recreation Areas

- 1. Muddy River
- 2. Along Southwest Corridor

C. Rehabilitate Existing Facilities

- 1. Millmore School Totlot
- 2. Forsythe Park

D. Maintenance/Management

- 1. Expand and Improve Municipal Maintenance
- 2. Develop Community Maintenance Programs

FRANKLIN FIELD
FIVE YEAR OPEN SPACE AND RECREATION PLAN

I. FRANKLIN FIELD NEIGHBORHOOD OPEN SPACE PROFILE

A. Neighborhood Profile

Annexed to Boston in 1870 as part of Dorchester, Franklin Field is a community that has experienced many changes through the years. In 1855, railroad passenger service on the Midlands Branch followed later by trolley service along Blue Hill Avenue in the 1890's. Both modes of transportation created a residential construction boom and a prosperous commercial strip extending the length of the Avenue.

The neighborhood was densely built up during this period with two and three family houses. The Irish were the majority population within Franklin Field at this time, however, they were largely replaced in 1908 by a Jewish population that left Chelsea after the fire that destroyed much of the community. Over the past twenty years the predominantly Jewish population has been replaced by a predominantly black population.

The process of racial change and the aging housing stock had a severe effect on Franklin Field. During this transition deterioration set in; houses were abandoned, mortgages were foreclosed and property taken for back taxes.

Between 1965-1972 racial transition was accelerated within the area largely because of the Boston Banks Urban Renewal Group (BBURG) program. The BBURG program was designed to expedite funding of FHA insured mortgages to minority families. Unscrupulous real estate brokers also influenced the transition by playing on the racial fears of white property owners, purchasing houses cheaply and selling them at inflated prices to black buyers.

The many changes through the years have had a severe impact on Franklin Field. Blue Hill Avenue, once a bustling commercial strip, now has many vacant storefronts. Some of the housing has improved recently, other housing continues to decline.

B. Population and Income Characteristics

After experiencing a decrease in population over the past twenty years, the area is beginning to stabilize. The 1975 estimated population for Franklin Field was 25,675. The decrease in the area's population was the result of major racial changes that took place during the 1960's and 1970's.

In 1960 the total population for Franklin Field was 26,422 with the black population about 2,056. In 1970 the black population within Franklin Field had reached 21,046.

The 1970 median family income in Franklin Field, \$6,516, was two-thirds that of Boston as a whole, \$9,133. Some of this disparity is due to the presence of three large family public housing projects: Franklin Field Family and Elderly and Franklin Hill.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Franklin Field Playground Located on Corner of Blue Hill-Talbot Avenues Dorchester	City of Boston Parks & Recreation	R-8 45.59	Multi-Purpose 2 baseball fields 5 basketball courts 1 soccer field	kids from Franklin Field pro- jects and residents	Poor-base- ball & soc- cer fields, basketball courts need upgrading.	Franklin Field is loca- ted in the most densely populated section of this Dor. community. 2 major public housing projects(located between the field attracts a large number of young people. Many persons of West Indian extrac- tion also use the field to play soccer. The field is located across from the Franklin Field Neighborhood Strategy Area (NSA), which will provide 100 rehabili- tated Section 8 family units within the next few months. Continued improvements and expan- sion of recreational facilities should be considered.

FRANKLIN FIELD AVAILABLE OPEN SPACE
NRPA STANDARDS

<u>Population Ratio Standards (NRPA)</u>	<u>Area Recommended For Franklin Field</u>	<u>Available In Franklin Field</u>
10 acres/1000 people	250	474
50% active recreation	125	100
50% passive recreation	125	374
25-50% neighborhood oriented	62-125	45.71
50-75% citywide oriented	125-187	429
1 playlot, vest-pocket park/ 250-1250 (less than 1 acre)	1	1
1 neighborhood park/2000- 19000 (5-20 acres)	2- 14	0
1 district park/10,000- 50,000 (20-100 acres)	2	1
1 metropolitan park/50,000 (100-250 acres)	0	0
1 regional park/100,000 (250+ acres)	0	1
1 baseball field/6,000	4	3
1 softball field/3,000	8	2
1 tennis court/2,000	12	10
1 golf course/25,000	1	1
1 basketball court/500	50	8

OPEN SPACE INVENTORY

Inventory for Franklin Field

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	User	Condition	Issues/Opportunities
Franklin Park	City of Boston Parks & Recreation Zoological Society MDC	429	Multi-Purpose Park Zoological Gardens Horseback Riding Municipal Golf Course, Playstead	City-Wide Mixed Use	Fair	Franklin Park represents the single largest open space in the City of Boston. Quality maintenance of this facility should remain a top priority of the City. COB should emphasize coordination of improvement with other agency having jurisdiction within Franklin Park.
Erie-Ellington Street Playground, Dorchester	City of Boston Parks & Recreation	L-1 0.12	Multi-Purpose tot lot equipment basketball court benches, passive recreation	Neighborhood kids	Poor, basketball court needs repair tot lot needs general repair	Parcel of land located at southern edge of playground is tax-title. Could be developed into tennis courts. Playground area and basketball court need upgrading. Large population of young people located within area. Major improvements should be considered.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Reason/Opportunity Log
Sportsmen Tennis Center Located in Franklin Field Playground	Sportsmen Tennis Center, Inc.	R-8 45.59	Special Purpose 8 indoor tennis courts, 5 outdoor tennis courts	Membership all ages, City-wide	Good	City of Boston should emphasize coordination of improvements to Franklin Field in a manner that will com- plement private improve- ments to Sportsmen Tennis Center.
Kaplan Recreation Pool and Rink, Franklin Field Playground	MDC	R-8 45.59	Special Purpose Center swimming pool ice skating rink	Neighborhood kids, resi- dents of Franklin Field	Fair	City of Boston should emphasize coordination of improvements to Franklin Field in a manner that will com- plement MDC maintenance efforts to Kaplan Recreational Center

The number of children under the age of 18 has substantially increased within Franklin Field placing more wear and tear on housing and also increasing the need for more recreational facilities. The elderly population within this area has decreased substantially since 1960.

C. Land Use

Approximately 80% of Franklin Field is zoned for residential use. There are some commercially zoned areas located primarily along Blue Hill Avenue and Talbot Avenue. The area has a few light industrial uses and no heavy industrial uses.

D. Transportation

As part of the process of relocating the Orange Line, the MBTA is currently studying the needs for improved transit service in Franklin Field. The importance of this project to the future of this neighborhood cannot be overemphasized, since the replacement transit can act as a catalyst for economic growth and revitalization.

Presently, there are four general alternatives for transit in the Blue Hill corridor. Alternatives A and B run up Blue Hill Avenue and Warren Street to Dudley, then through the South End on Washington Street using light rail trolleys or a busway; Alternatives C and D would utilize the Midlands Branch Railroad running northeast to southwest through Mattapan using commuter rail or light rail trolleys. It should be emphasized that these routes are under study and are not the final specific recommendations.

The Franklin Field area is presently serviced by a number of MBTA bus lines that can connect residents to three rapid transit terminals located at (1) Mattapan Square, (2) Ashmont Station and (3) Egleston Station. However, public transportation for Franklin Field is described as inadequate by many community residents. The two major issues cited are overcrowded buses and very slow service.

Both open space recreational facilities servicing the area, Franklin Park and Franklin Field, are accessible by public transportation. However, because of the generally poor transportation service, easy access to the facilities is difficult for those residents that depend upon public transportation, particularly, the elderly and children under the age of fourteen.

FRANKLIN FIELD POPULATION DISTRIBUTION

<u>Categories of Distribution</u>	<u>Population Totals</u>	<u>% City Total Population</u>	<u>Rank</u>
Total City of Boston	639,923		
Total Franklin Field	25,832	4.0%	
<u>Age 0-14</u>			
Total City of Boston	120,014		
Total Franklin Field	7,946	6.6%	
<u>Age 15-19</u>			
Total City of Boston	85,096		
Total Franklin Field	4,213	4.9%	
<u>Age Over 60</u>			
Total City of Boston	N/A		
Total Franklin Field	2,494		

FIVE YEAR ACTION PLAN

A. Areas to be Improved

Over the next five years continued improvements should be made on existing city-owned open space recreation areas.

Franklin Field will need minor maintenance of the baseball field to keep it in good condition. General improvements should be made on the field's basketball courts. These improvements should include resurfacing of the courts, new baskets and backboards and new fencing.

Erie-Ellington - improvements are needed on the basketball courts and the tot lot area. The basketball courts need resurfacing, new baskets and backboards. Improvements on the tot lot should include replacement of the furniture and resurfacing.

B. Areas to be Developed

Sufficient city-owned land, to create several new open space facilities, exists within Franklin Field. New facilities should be developed in isolated sub-neighborhood areas. Priority should be given to the Glenway-Greenwood, Woodrow-Morton, and Erie-Ellington neighborhoods.

Arbutus-Lucerene - Open space facilities should be included in any proposed development for the area.

Erie-Merrell - Creation of tennis courts on city-owned vacant lots. These lots, approximately six (6), are located on the corner of Merrell and Erie Street.

Woodrow-Morton - Sufficient vacant land exists to create a tot lot and passive recreational area on Jones Avenue. This section (Woodrow-Morton) of Franklin Field is isolated for any meaningful open space areas.

FRANKLIN FIELD OPEN SPACE
PROPOSED GOALS AND OBJECTIVES

Goals

1. Open space recreational activities should provide for all residents of Franklin Field a variety of leisure opportunities which are accessible, safe, physically attractive and enjoyable.
2. Sufficient recreational opportunities, to meet the needs of all residents of Franklin Field, should be offered in accordance with NPRA Standards.

Objectives

1. To develop where appropriate neighborhood parks that reflect the recreational likes and needs of the major user.
2. To encourage only neighborhood park sites that are within walking distance to all children and senior citizens without crossing a major street.
3. To encourage private and commercial recreation areas to meet community recreational needs particularly on Boston State Hospital grounds.
4. To continue to encourage City of Boston and Metropolitan District Commission cooperation in the maintenance of public open space particularly Franklin Park and Franklin Field.

D. Analysis of Need

According to NRPA Standards, Franklin Field has a surplus difference of 224 acres above the recommended amount of open space for a community with a population of 25,000 people. The recommended NPRA standard for the area is 250 acres. The total amount of open space indicated available is 474 acres. However, before any determination of the community's needs can be made, the functional relationship the indicated amount of open space has with the Franklin Field area in general should be clearly understood.

The 224 acres of excess land, indicated available for the Franklin Field community, can be directly attributed to the presence of Franklin Park, the largest open space area in the City of Boston. Franklin Park is approximately 430 acres large. However, in addition to being the largest citywide open space area, Franklin Park provides recreational opportunities for four abutting neighborhood areas: (1) Roslindale, (2) Jamaica Plain, (3) Roxbury, and (4) Mattapan.

Although Franklin Park also abuts the Franklin Field community, there are several reasons why the park area should be viewed predominantly as a separate open space entity and not totally as a part of Franklin Field's total open space area.

The foremost reason is Franklin Park is not easily accessible to all residents of Franklin Field particularly the elderly and children. At many points around the perimeter of the park accessibility is easier for residents of Roxbury, Jamaica Plain and Roslindale. The two major obstacles directly related to easy access confronting Franklin Field residents are (1) the necessity to cross major streets, particularly Blue Hill Avenue and American Legion Highway, and (2) the lack of public transportation servicing isolated sub-neighborhood areas.

The problem becomes extremely acute for the elderly and children under fourteen. The Franklin Field community has one of the largest juvenile and teenage populations in the City of Boston, approximately 14,000. Within the next five years Franklin Field can expect an increase in the teenage population placing a greater demand on existing open space facilities and increasing the need for new facilities. Clearly, there is a need to re-examine Franklin Field's neighborhood-oriented available open space more closely. Excluding the 430 acres associated with Franklin Park, the Franklin Field community only has 45.71 acres of neighborhood oriented open space. The NPRA Standards recommend that Franklin Field should have 25% to 50% neighborhood oriented area or 62 to 125 acres. Based on NPRA Standards Franklin Field has a minus 17 to 80 acre deficit.

Over the next five years the City should attempt to bring Franklin Field's neighborhood oriented open space up to NPRA standards. The minimum amount of additional open space needed to be created would be 17 acres.

FRANKLIN FIELD
FIVE YEAR OPEN SPACE PLAN
PHASING

	0	1	2	3	4	5
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PARK IMPROVEMENTS

1. Franklin Field

2. Erie-Ellington

OPEN SPACE DEVELOPMENT

1. Arbutus-Lucerne

2. Errie Merrell

3. Woodrow-Morton

HYDE PARK
FIVE YEAR OPEN SPACE AND RECREATION PLAN

I. BRIEF OVERVIEW OF NEIGHBORHOOD

A. Brief History of Development

Originally part of Dorchester, Dedham and Milton, Hyde Park became a town in 1868 and, in 1912, was the last district to be annexed to the City of Boston.

During the late 1800's, Hyde Park's industry, consisting of paper mills, cotton mills and factories, grew rapidly because of available water power from nearby rivers such as Mother Brook, a man-made canal dug in the middle 1800's to connect the Charles and Neponset Rivers. From a village of 1,512 in 1887, the town grew to 15,000 by 1912. Unlike most other Boston neighborhoods, no one ethnic group has ever dominated Hyde Park, and the same holds true today.

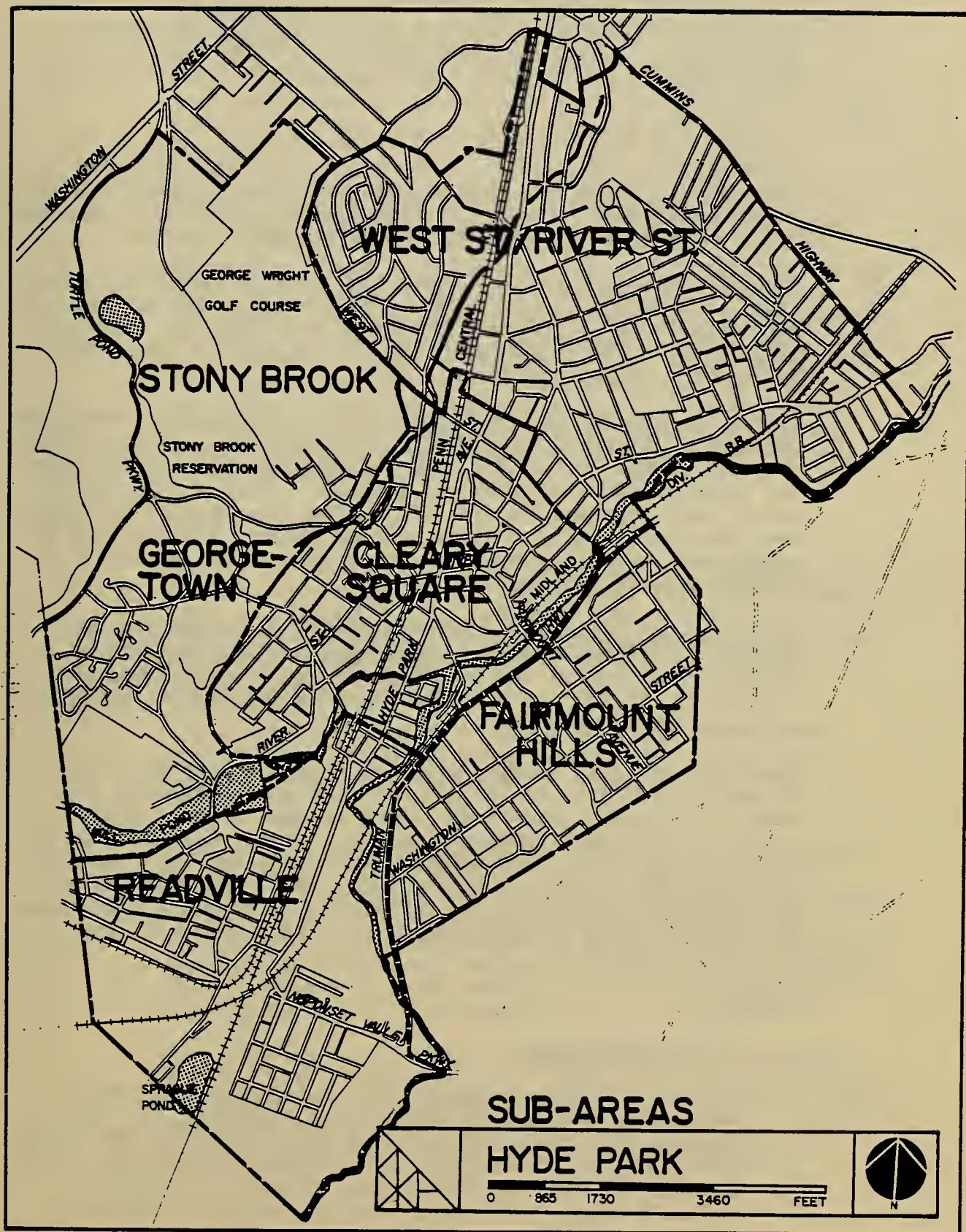
The extension of the Penn Central Mainline tracks and the trolley line into Hyde Park further attracted new industry and settlers. Easy and inexpensive access to the downtown encouraged many to escape the inner city for the grassy yards and country houses while still commuting to Boston for work.

A general dissatisfaction with the town water rates and service is often given as the reason why a majority of Hyde Park's 3,000 or more voters decided in the November, 1911 election to join the City of Boston. Over the years, however, there have been stirrings by Hyde Park residents to return to the status of a town. In 1962, because of dissatisfaction with the proposed Southwest Expressway which would have started at Roxbury Crossing and sliced through Roslindale and Hyde Park to link up with Route 128 in Canton, residents petitioned their legislators to sever Hyde Park from the City and to join Norfolk County. This effort failed to win a majority support of the legislators although later during Governor Sargent's administration the expressway proposal was finally withdrawn.

B. Neighborhood Characteristics

Hyde Park, a neighborhood of 36,000 people, is surrounded by West Roxbury, Roslindale, Mattapan and the towns of Milton and Dedham. It has outstanding open space and recreational opportunities, including the George Wright Municipal Golf Course and the 470-acre Stonybrook Reservation.

Since 1960, Hyde Park has been experiencing a steady increase in population of about 1,000 people every five years. In 1976, Hyde Park's total population was 36,150; by 1985, it is estimated to reach 38,500. In 1970, the minority population was 1.2%; by 1976, the percentage had risen to 4.6%. The 1978 Plesser Survey reported that Hyde Park contains a higher proportion of elderly than the City as a whole. Slightly over 50% of the neighborhood's population is over 40 years old; 13.5% are over the age of 65.



Approximately 33% of those employed in Hyde Park are in blue-collar occupations while about 40% are in white-collar and professional occupations. The median family income, as revealed by the 1978 Plessner Survey, was between \$12,500 and \$14,900, slightly above City levels.

Unemployment has closely followed national trends: 3.5% in 1970, 15.8% in 1975; 6.8% in 1977. However, over 900 manufacturing jobs have left Hyde Park during that time. This indicates a need for attracting new industries to Hyde Park and monitoring remaining firms' needs to maintain and add to the existing job market.

Housing consists primarily of fairly new, one- or two-family structures. There are also many well-kept moderately-priced Victorian homes in the Fairmount, Cleary Square and River Street areas. There is a higher level of owner-occupancy than in the average City neighborhood and few vacant buildings.

Hyde Park experienced a building boom in single-family construction during the 1950's and early 1960's. Consequently, a large number of young families arrived creating the need for school construction and family-oriented activities and services. Many of these homeowners have remained but are entering the "empty nest" life cycle when they no longer need three bedroom houses, and will soon be selling their homes, providing an opportunity for a new influx of younger persons and families.

Cleary Square is the main commercial center providing personal services, convenience stores, restaurants and municipal offices. Parking is no problem as a result of two new off-street lots constructed by the City. Public transportation is provided by bus and commuter rail services.

Manufacturing plays a large role in Hyde Park's economy. The Westinghouse Sturtevant Division and Diamond International are some of the largest employers. There are also several vacant parcels of developable industrial property, many with rail access. The industrial district also offers several buildings, both modern and those with historical interest, which would suit industrial or office needs. These also have rail access, or riverside boundaries. All industrial areas in Hyde Park are 10-15 minutes away from Route 128.

Land Use

1. River/West Streets

Located in the northeastern portion of the district, this sub-area is bounded by Mattapan and Roslindale. In 1970, its population was 14,837, an increase of 12% over 1960. This growth can be attributed to new apartment construction in the Cummins Highway/American Legion Highway area and to scattered single-family construction in the West Street area.

The eastern half of this sector, from the Mattapan border to Metropolitan Avenue is undergoing racial transition; and most new homeowners are middle-class families. As in most neighborhoods in Hyde Park, housing prices have continued to rise. The district does contain a large number of older two- and three-family homes and new apartment complexes. Single-family houses are largely concentrated in the vicinity of West Street.

This area has the least amount of recreational space. Heavy use and low maintenance of existing facilities--mainly Ross Field, West Street play area, Doyle Playground and Dale Street Playground -- has led to situations of vandalism to the point where Dale and West are unusable, and Doyle is only in fair shape. However, the sub-area does have two large areas of vacant land which are privately-owned, one of which could be suitable for housing development. An active recreational area incorporated into any housing plans would relieve the burden on existing recreational facilities. Methods for improved maintenance of all facilities should be investigated. Finally, appropriate renovations to existing recreational areas should be planned and funded.

2. Cleary Square

Located in the central portion of Hyde Park, Cleary Square is bounded by the Stonybrook Reservation, West Street, Neponset River and Readville. Its 1970 population was 8,153, a gain of 31% over 1960. Much of this growth can be attributed to new single-family home construction in the area west of the Penn Central railroad tracks.

There are also a number of apartment houses in this sub-area, many of which are located along River Street new Cleary Square. Almost 55% of the structures are owner-occupied.

Light industry and manufacturing companies are also located in this neighborhood, along Hyde Park Avenue, River and Business Streets and Reservation Road. The residential areas are divided by the commercial and industrial strips. The development of 375 units of elderly housing in the next year will increase recreational needs for this age group in Cleary Square. However, both developments are providing indoor recreational space for its tenants.

This area has the two major indoor facilities: the Municipal Building and the YMCA, both of which are slated for renovation. The only active outdoor facility is Amatucci Playground which need some repairs. Development sites and funding mechanism for a new outdoor recreation area should be investigated.

3. Fairmount Hill

Located in the southeastern portion of Hyde Park, this sub-area borders Milton to the east and the Midland Railroad line in the west. In 1970, Fairmount Hill's population was 7,017, an increase of 29% over 1960. This growth was primarily due to new single-family home construction.

The population in this sub-area showed an increase in the proportion of elderly (24%) and youth 15-19 (33%) during the last decade. The Fairmount Public Housing Project, opened in 1950, contains 202 units in a townhouse design. Historically, this project has not had a negative influence on the surrounding residential community. It has had extremely low vacancy and turnover rates and the highest per capita income of the 57 Boston Housing Authority projects. Although the development has suffered from deferred maintenance, new roofing and aluminum siding have improved its appearance.

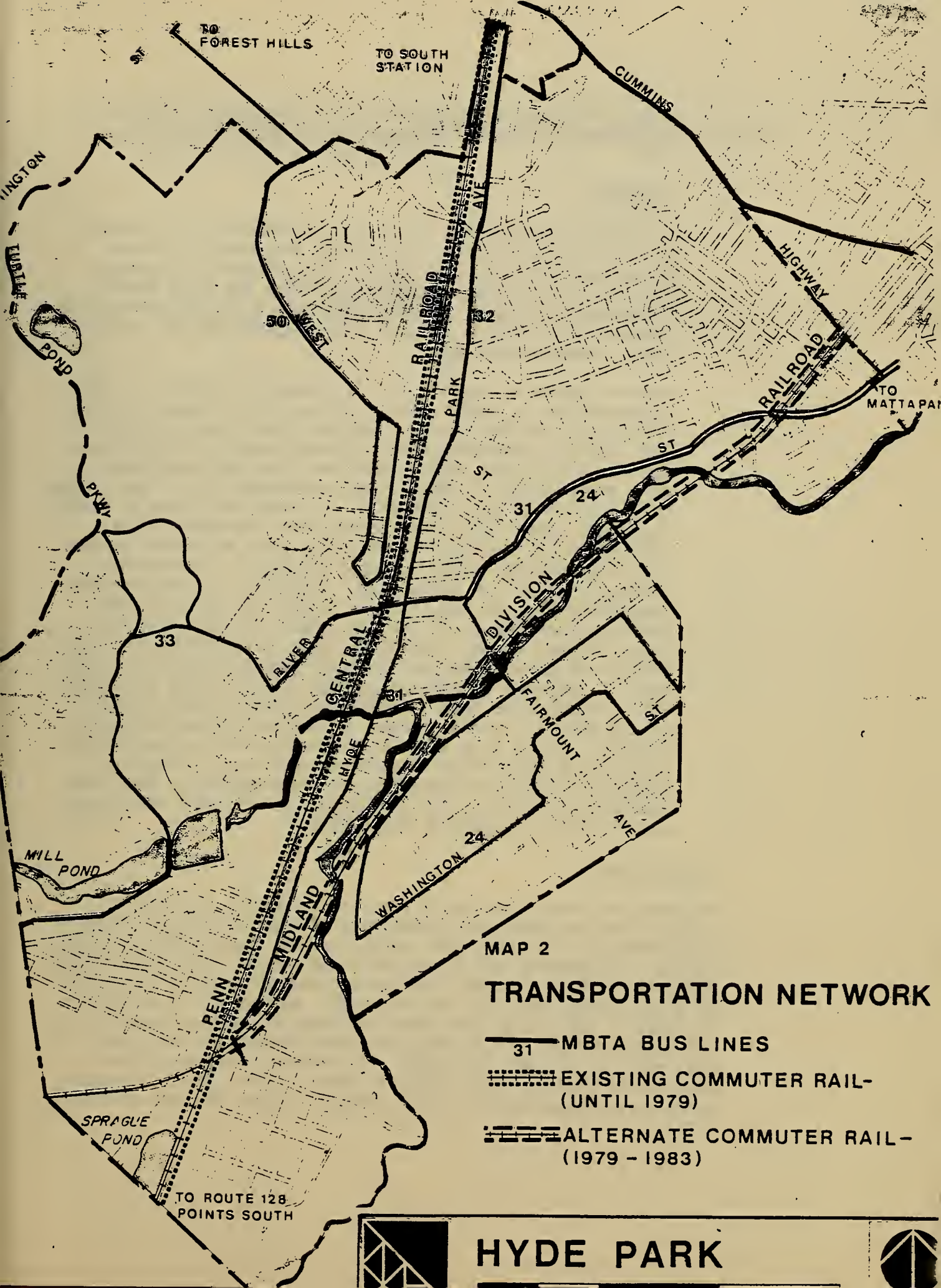
However, there is a lack of recreational space at the project, and throughout most of Fairmount. The recreational space is concentrated at the Fairmount/Readville border along Truman Highway. Site selection criteria and investigation should be initiated for a tot lot to serve the northern section of Fairmount.

4. Stonybrook/Georgetown

Located near West Roxbury in the western portion of the district, this sub-area is centered on the Georgetown Housing development which was completed during the late 1960's. There area also a number of cape-style, single-family homes constructed on the slopes. In 1970, this area contained 878 housing units and a population of 2,674 people. The terrain of this entire district is irregular and subject to occasional spontaneous flooding. Inadequate water pressure has been a problem and residents are concerned that the present sewerage system is inadequate to service the many houses in the area. Turtle Pond Parkway, an MDC roadway, runs through this section and is heavily traveled.

This area contains several hundred acres of open space land including the City's George Wright Golf Course, and the Metropolitan District Commission's (MDC) Turtle Pond and Stonybrook Reservation. The MDC is currently undertaking a multi-million dollar conservation/recreation program for the Stonybrook Reservation, to provide better active and passive recreation and to better conserve its natural areas.

This district has been the location of several large housing development proposals. Community opposition has been intense and zoning restrictions have prevented their construction. Additional housing development will likely be proposed because this area contains such large vacant tracts of land. The issues of drainage, access, zoning and land conservation will



MAP 2

TRANSPORTATION NETWORK

- 31 MBTA BUS LINES
- EXISTING COMMUTER RAIL- (UNTIL 1979)
- ALTERNATE COMMUTER RAIL- (1979 - 1983)

have to be carefully addressed by the community and the City to prevent the natural features of this district from being lost.

5. Readville

Located in the southern portion of the district and bounded by the Town of Dedham, Stonybrook Reservation, Cleary Square and the Neponset River, this sub-area is generally viewed as a separate neighborhood within the Hyde Park Community. In 1970, its population was 4,149, an increase of 25% over 1960, and is a result of new apartment and single-family home construction.

Wolcott Square is Readville's only commercial center and has approximately 10 stores, and is bordered by Neponset Valley Parkway, Hyde Park Avenue and the Penn Central Railroad. The existing buildings generally need structural renovations and the storefronts, which have been heavily vandalized, need improvements as well. The embankment along the railroad line is poorly lit and landscaped. In addition, there is traffic congestion along Hyde Park Avenue and Neponset Valley Parkway at certain busy hours. The park at Wolcott Square has been recently renovated, and provides an attractive waiting area for bus passengers. However, the surrounding commercial area and heavy street traffic detract from the park's attractiveness. There is a relatively new shopping center located north of Readville along Truman Highway and includes a supermarket and several retail and service establishments. Adjacent to this are an MDC concert shell and tennis courts which have been recently rehabilitated and expanded by the MDC to provide greater recreational opportunities to Readville. This is in addition to the facilities at the Readville Playground, Camp Meigs Playground and Paul J. Colella Playground. No new facilities are recommended at this time. Readville is also the area containing the AMTRAK rail yards, and CONRAIL piggyback truck facility.

Transportation

Although all recreational areas are within walking distance of public transportation, the infrequency of some of the lines inhibits accessibility. Bus route #33, which services Smith's Pond, Dooley, Colella, and Factory Hill Playgrounds, as well as Kelly Field, Bajko Rink, Olsen Pool and the Stonybrook Reservation, only runs once an hour during weekdays and Saturday, and not at all at night or on Sunday. Bus route #50 which services Stonybrook Reservation, the George Wright Golf Course and West Street play area, also does not run at night or Sunday. Increased operation of these lines would improve accessibility to those without cars, especially since these areas are not within walking distance of most residential areas.

II. INVENTORY OF PUBLICALLY-OWNED PARKS AND RECREATION
FACILITIES AND OPEN SPACE

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
Woodworth Square	City of Boston Parks & Recreation	S-3 .01	Traffic square grass, trees		Good	Needs improved maintenance to remain attractive
Foley Square	COB/P&R	S-5 .01	Fence, trees, bushes, grass		Fair	Fence needs replacement with more attractive, perhaps, cast iron fence.
George Wright Golf Course	COB/P&R	S-3 158.48	Clubhouse, grass, trees, woodland	Adults, some adolescents	Good	Needs fence repair, locker room needs repair, parking lot needs lights
Webster Square	COB/P&R	R-5 .01	Trees		Good	Traffic circle
Williams Square	COB/P&R	S-3 .01	Grass		Good	Needs sign
Jones Square	COB/P&R	S-3 .01	Trees, grass		Good	Traffic island
Smith's Pond Playground	MDC/MDC	S-3 12.91	Baseball field benches with backs grandstand trees, woodlands	Mixed	2 unusable 10 fair 1 good	Severe drainage problems should be rectified, needs new baseball fields, needs toilet facilities
West Street Play Area	COB/P&R	S-3	Tot lot swings benches	Adolescents	1 fair unusable unusable	Needs new swings, benches and fence repair, needs lighting to discourage vandalism

Inventory for

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
Wolcott Square	City of Boston Parks & Recreation	L-5 .10	Benches with backs flagpole fence, grass, trees	Mixed	2 good good good	Bus stops here, in commercial attractive waiting area
Kelly Field	MDC/MDC	S-5	Baseball fields bleachers field house showers pavilion tables & benches	Mixed	4 good 3 good 1 good 8 good 1 good good	Well used
Amatucci Playground	COB/P&R	L-5, R-5 M-1 .47	Tennis court tot lot benches w/backs swings, see-saws lighting poles fence	Mixed	1 good 1 fair fair unusable 3 good 1 good	On main road, in residential area, needs new playground equipment or re-use
William Doyle Playground	MDC/MDC	R-5 .70	Slides swings climbing equipment fence	Mixed	1 fair 4 fair fair fair	Only play lot on River Street neighborhood not centrally located, poorly maintained and so not well used
John Dooley Playground	MDC/MDC	R-5, L-5 M-1	Tot lot slides swings benches w/backs tennis courts	Mixed	1 good 1 good 1 fair 10 fair 2 good	Good as is, requires continued maintenance, tennis courts cream colored, difficult to follow ball

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Martini Shell & Park	MDC/MDC	L-5 4.70	Tennis court amphitheatre basketball court table & benches benches	Mixed	2 good 1 good 1 good 6 good 15 good	Improved scheduling of events would increase usage. without this, low usage will lead to deterioration, parking available next door at Stop & Shop
Moynihan Playground	MDC/MDC	S-5	Shelter tennis courts basketball court bleachers spray pool field house playground	Mixed	1 good 2 good 1 good 1 good 1 good 1 unusable good	Attractive, well-used only playground in Fairmount area, field house requires attention
Ross Field	City of Boston Parks & Recreation	S-5 13.03	Tennis court basketball court baseball field bubblers floodlights lighting poles benches w/back Fences playlot hockey rink grandstand backstops	Adolescents some adults and families	1 unusable 1 unusable 1 good-2 unusable 3 unusable 7 fair 8 fair 2 good 2 unusable 3 fair 1 fair 1 fair 1 good 1 good unusable	Needs tennis courts renovated. Needs two usable more floodlights, needs new backstops, current ones dangerous, needs repair to basketball courts, needs 2 baseball fields renovated, needs new bubbler needs toilet facilities, needs underground central sprinkling system, only field on River/West St. area, (population 14,000), extremely well used and important to perception of area

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Neponset River Valley	MDC/MDC	S-5 90.30	Grass and trees		Good	Median strip
Readville Playground	City of Boston Parks & Recreation	S-5, R-5 5.03	Basketball court baseball field tennis court shelter benches w/backs play sculpture bubblers picnic-tables lighting poles fences	Mixed	2 good 1 fair 2 good 1 fair 4 fair 1 fair 1 good 3 unusable 10 good 1 good	Needs tennis nets, well used by kids, needs new lights, needs toilet facilities
Cleary Square (actually Logan Square)	COB/P&R	B-1	Concrete traffic islands		Good	Used as base for Christmas; tree, unattractive, guides traffic streams
Camp Meigs Playground	MDC/MDC	S-5 2.80	Little League baseball field basketball court tennis court tot lot benches w/backs benches wo/backs lights flagpole	Mixed	1 good 1 good 2 good 1 good 10 good 10 good 1 fair 1 unusable 1 good 1 good	Only playground in this section of Readville, well located well used, attractive
Paul J. Collella Playground	MDC/MDC	R-5 1.00	Little League baseball field pavilion swings picnic benches benches w/backs fence & lights	Families	1 good 1 good good good 6 good 1 good-good	Well used, needs toilet facilities

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Stonybrook Reservation	MDC/MDC	S-3 469.50	Fishing area/Pier bridle trail bicycle trail/paths wetlands, wildlife	Mixed	1 good 1 good 1 good	Well used, asset to area, regional attraction
Martin L. Olsen Memorial Pool	MDC/MDC	S-5	Pool	Mixed	Good	Well used
Alexander S. Bajko Memorial Rink	MDC/MDC	S-5	Ice skating rink	Mixed	Fair	Needs building repair, roof leaks, inadequate ventilation, no protected observer area
Gelowitz Field	MDC/MDC	S-5	Baseball diamond	Mixed	Good	Well used
Factory Hill Playground	MDC/MDC	S-5	Benches trees, walkways, play equipment	Mixed	Good	Attractive affords excellent view of Hyde Park and Blue Hill
Cleary Square Park	City of Boston/ COB	B-1	Benches lights trees	No One	Good Good Good	Poorly located below street level, not used, deteriorating due to lack of maintenance
Dale Street Playground	City of Boston/ COB	S-5	Play equipment	Adolescents	unusable	Totally destroyed hang-out for kids

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
YMCA	YMCA/YMCA	R-5	Pool indoor basketball court	Mixed	1 Good 1 Fair	Well used, 577 members needs new floor, needs new roof, building leaks
Municipal Building	Real Property/ Real Property	B-1, L-5	Basketball court racquetball court boxing & wrestling room wading pool weight room passive recreational space (indoor & outdoor)	Mixed	poor poor unusable poor unusable poor	Centrally located well used

NRPA Standards & Hyde Park Open Space Supply

Facility	River St. Actual/Rec.		Cleary Sq. Actual/Rec.		Fairmount Actual/Rec.		Stonybrook Actual/Rec.		Readville Actual/Rec.		Total Actual
Baseball	3	2-3	0	1-2	0	1-2	7	0-1	1	0-1	11
Softball	0	4-5	0	2-3	0	2-3	0	0-1	2	1-2	2
Tennis	1	7-8	2	4-5	4	3-4	0	1-2	4	2-3	11
Basketball	1	28-30	2	16	2	14	0	3	3	8	8
Pools	0	1	1	1	0	1	2	0	0	0	3
Playlot	3	6	2	3	1	3	0	0	3	0	9
Neighborhood	1		0		0		1		2		4
District	0		0		0		0		1		
Metropolitan	0		0		0		1		0		
Regional	0		0		0		1		0		
Open Space	13.7	148	.5	81	9	70	650.5	26	99.3	41	773.9
Passive	0	74	0	40.5	0	35	469.5	13	90.3	20.5	559.8
Active	13.7	74	.5	40.5	9	35	181	13	9	20.5	213.2

III. RECREATIONAL OPPORTUNITIES AND NEEDS ANALYSIS

Most of the open space acreage, which is over twice the amount recommended by NRPA Standards, is in the Stonybrook Reservation, and is passive. However, the distribution of recreational space and facilities is severely imbalanced. The River/West Street area has the most number of people (14,800) and yet has less facilities than Readville, with only 4,100 people. Therefore, those living in the River Street area are, in fact, underserved by recreation. Cleary Square and Fairmount are also underserved, although the problem is not as significant, given their closer location to the facilities in Readville and Stonybrook.

Since Ross Field and the Doyle Playground are the only facilities in the River Street neighborhood, they are most severely affected by lack of maintenance. The tennis and basketball courts, and two of the baseball fields at Ross should be renovated as soon as possible, especially since the poor condition of the backstops are dangerous to participants.

The location of Doyle Playground limits its accessibility to residents nearer to Greenfield Avenue and Cummins Highway. This inaccessibility, and the turf disputes at Ross, suggest the need for a new facility for those currently underserved in the River Street area. Barry's Quarry would be an appropriate location and should be reviewed in terms of feasibility of the development of a recreational area.

The West Street area, although near the George Wright Golf Course, also suffers from a lack of active recreational facilities, particularly adolescents. This is evidenced by the vandalized condition of the West Street and Dale Street Playgrounds, a result of teenage loitering at this location. The appropriateness of either or both sites for basketball courts should be analyzed. The Natural Areas Fund has purchased property along the Midlands railroad tracks between Dale Street and Marston Street; such property could be used for passive recreational facilities, such as a tot lot. The appropriateness of this location should also be investigated, contingent upon re-use of West Street or Dale Street Playgrounds for adolescents' recreational needs.

There are many sponsors for organized athletics in Hyde Park. One of the largest is the Youth Activities Development Corporation, whose programs and number of participants are as follows:

Youth hockey	500
Junior Athletics Association	600
(baseball)	
Pop Warner Football	400
Basketball	370
Cheerleading	100
Softball	100

The YADC is neighborhood wide, and is for ages 5-18. Local business, clubs, and churches also take an active role in sponsoring sports activities.

The Hyde Park Municipal Building is the key public building in Hyde Park and offers recreational facilities for all ages, and is used continuously. It has basketball and racquetball courts, a track, a 500-person auditorium, and passive recreational space. Renovations are needed to allow usage of weight and wrestling rooms, the dark room, and to prevent decreasing usage of the other facilities, which are currently in poor condition.

The YMCA has recently become a major center for recreational activities, due to efficient management and City-sponsored funding. It currently offers swimming and basketball facilities as well as a variety of recreational and exercise programs.

Sports programs such as YADC and the YMCA have become more dependent on City-funding, as traditional private support declines in response to the poor economic conditions of the past few years. Since the City is also responsible for maintaining many of the facilities, it should assist these groups in finding other sources of financial assistance.

A 1978 study, commissioned by the BRA, found that there was a shortage of recreational programs for older youth between 16-21 years of age. It also found a lack of convenient facilities for evening activities. Hyde Park has no community school, and many groups that could have provided services either could not find space, or could not afford custodial fees. Although the Ohrenberger Community School in West Roxbury is supposed to serve Hyde Park, poor access via public transportation inhibits use by Hyde Park residents, particularly adolescents.

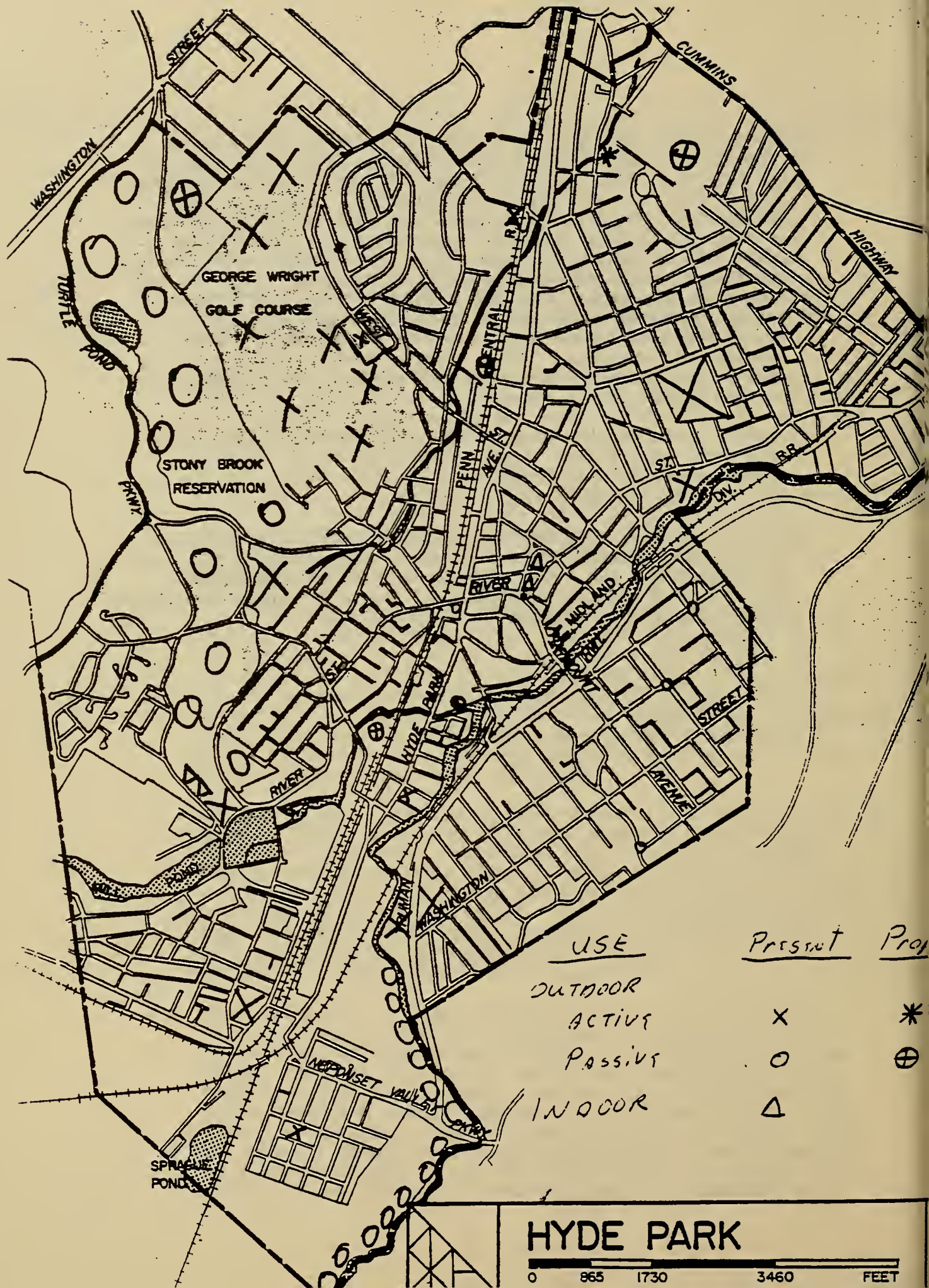
The lack of space seems to be most critical at the Fairmount Housing Project. Renovations to the Municipal Building, George Wright Golf Course Clubhouse, and YMCA, should continue as planned. Information regarding the useage of these, and other, facilities for evening should be made widely available, and programs for 16-21 years olds should be encouraged. The report suggests the formation of a Coalition for Youth Advocacy composed of representatives of youth service organization and youths, to take responsibility for meeting this and other youth needs.

Often overlooked are the recreational needs of the elderly-some 13.5% of the total Hyde Park population. A 1979 study, commissioned by the BRA, shows that most recreational opportunities in Hyde Park are provided by nine senior citizen clubs. One is operated by the City of Boston, and the others are sponsored by private churches, elderly facilities and individuals. Beano is the largest recreational activity, followed by dances and trips. There are enough facilities for existing clubs; however, demand warrants the formation of new clubs. The City, through the Commission on Elderly Affairs, can assist those interested in forming new clubs.

There are 23 open areas in Hyde Park containing either marsh, ledge or scenic views which are considered Urban Wilds sites by the City of Boston. The City's strategy is to purchase or designate as restricted the twelve sites described on page 11; the Natural Areas Fund has purchased three and has designated four as restricted areas. The primary strategy is to preserve the riverbanks of the Neponset and Motherbrook Rivers for residents to enjoy. Programs such as canoeing and boating should be developed in conjunction with this strategy. A tot lot, or other passive recreational use should be considered for site 1402 in the West Street area. Sally Rock, site 1401, would also provide a location for recreational facility to serve River Street sub-area. This should be incorporated with any development proposals in the Barry's Quarry site.

Another option is for community groups interested in protecting local open space to form Neighborhood Land Trusts. Boston Natural Areas Fund personnel can help groups obtain technical assistance in setting up such a land trust.

The City should re-examine the zoning designation for all large vacant tracts of land to determine which sites should be set aside for conservation and which sites are suitable for development. Development guidelines for these sites should be clearly established by both Hyde Park residents and City officials.



USE	Present	Proposed
OUTDOOR		
ACTIVE	X	*
PASSIVE	O	⊕
INDOOR	Δ	

HYDE PARK

0 965 1730 3460 FEET



GEORGE WRIGHT

GOLF COURSE

1402

STONY BROOK
RESERVATION

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RIVER

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14-01 - .67 acres

Sally Rock - an area with rocky outcropping and scenic view. Threatened with development.

14-02 - +acres

Fairly level, bushy, sandy-gravelly land, partially wooded, extending some 2,000 feet alongside the historic Boston and Providence Railroad main line, between Marston Street and the MDC Dale Street Playground. Stonybrook inculvert passes diagonally through the property. The City of Boston Conservation Commission is arranging to buy 320,000 sq.ft. closest to the railroad. An adjoining 720,000 sq.ft. is available.

14-07 - 1408 - 2.7 acres

Small, attractive, contiguous open spaces, together extending 1,400 feet along the Boston bank of the Neponset River between the foot of West Street and the foot of Huntington Avenue, Hyde Park, about one-quarter mile southerly from the Hyde Park High School.

14-11 - 14-15 - 5+ acres

Attractive, contiguous open spaces together extending some 2,000 feet along the Boston bank of the Neponset River, at and downstream from the Diamond International Paper Mill.

14-14 - 6.7 acres

Former Fairview Quarry, now attractively overgrown.

14-16 - 14-17 - 14-18 - 4.= acres

Both banks of Mother Brook between Hyde Park Avenue and Dana Avenue. A 1.2 acre permanent conservation restriction was given to the Boston Conservation Commission, covering part of this reach of Mother Brook, in March 1979.

14-20 14-20 10.+ acres

Companion sites, together extending some 2,300 linear feet along both banks of Mother Brook between the MDC Knight Street bridge and the Boston & Providence Railroad bridge. In 1979, 1,200 feet along the right bank was purchased for the City in two parts: some 600 feet at and downstream from Westinghouse Manufacturing Company and some 600 feet at and downstream from Reservation Road bridge.

14-22 - .2 acres

A narrow strip along Neponset River right bank, about 1,000 feet in length, extending between the River and Truman Highway, near the Stop & Shop buildings; also a corresponding portion of the Neponset River left bank.

Hyde ParkFive Year Action PlanActive Space Renovation

1

2

3

4

5

A. Ross Field

tennis courts

basketball courts

baseball fields

new bubblers

toilet facilities

new backstops

underground central

sprinkling system

B. Smith's Pond Playground

engineering study to relieve

drainage problem

new baseball fields

toilet facilities

C. Amatucci Playground

new tot lot equipment

D. Moynihan Playground

renovate field house

E. Readville Playground

new lights

toilet facilities

new picnic tables

F. Camp Meigs Playground

repair benches

G. George Wright Golf Course

fence repair

locker room repair

new lights in parking lot

Hyde ParkFive Year Action PlanPassive Space Renovation

1 2 3 4

- A. Foley Square
 new cast-iron fence

- B. Williams Square
 new sign
 Indoor space renovation

- A. Bajko Rink
 repair roof
 renovate ventilation system
 erect screening for observer
 area

- B. YMCA
 new floor
 new roof

- C. Municipal Building
 handicapped ramps
 roof & masonry repairs
 new elevator
 replace wiring
 replace kitchen
 replace toilet & locker room
 facilities
 replace lighting
 paint walls & ceilings
 replace heating system
 provide fire alarm system

PLANNING

- A. West Street, Dale Street,
 Doyle Playgrounds
 determine appropriate re-use
 prepare design schematics
 prepare cost estimates
 programming & implementation

Hyde Park

Five Year Action Plan

NEW RECREATION
FACILITIES

1

2

3

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5

Site analysis for new facilities
for adolescents in River/
West Street area

Design/Implementation for
proposed facilities

MAINTENANCE/MANAGEMENT

Improve municipal maintenance
capabilities
Develop community maintenance
programs

RECREATION PROGRAMS

A. Comprehensive Evaluation
of Recreation Programs

B. Improvement and/or
expansion of recreation
programs, especially for
16-21 year olds

JAMAICA PLAIN
FIVE YEAR OPEN SPACE AND RECREATION PLAN

A. NEIGHBORHOOD HISTORY

Historically, Jamaica Plain has never been a clearly defined area. It was originally part of the town of Roxbury and when West Roxbury was declared a separate community in 1851 no distinct boundary existed between Jamaica Plain and other portions of West Roxbury.

In the 17th century, West Roxbury was sparsely settled and was an area of fertile farmland which supplied much of Boston's fruit and produce. The earliest streets determined the first settlements and still define neighborhoods today in Jamaica Plain.

Two major factors influenced the early development of Jamaica Plain: (a) a new water supply; and (b) railroad extensions. In 1795, the Jamaica Plain Aqueduct Company was formed. Its water system, which extended from Jamaica Pond to Fort Hill, was a major source of water supply to Boston until 1845. This water supply attracted industry to Jamaica Plain and tanneries and breweries grew up in the band from Roxbury Crossing to Forest Hills. In 1834, the Boston and Providence railroad was constructed along Washington Street. The railroad brought commuters to Jamaica Plain and the area was no longer to be a community of farmers and wealthy residents. The new commuters build Greek Revival, Italianate and Mansard style houses, many of which still remain.

The last half of the 19th century brought many physical changes to Jamaica Plain. In the 1870's the street car tracks were extended from Roxbury into West Roxbury along Washington Street and Centre Street. This improved access was stimulant to construction of middle class residential areas throughout Jamaica Plain. Most of the old estates were subdivided and crossroads were built. The area which was most intensively developed at this time was central Jamaica Plain bounded by Centre Street, Green Street and the railroad. Most of the houses were built single or two-family, detached wooden structures, although three deckers were constructed near the borders of Roxbury and the manufacturing district.

Despite its growth as a residential area, Jamaica Plain retained much of the open space for which it is still famous. This is mainly due to the creation of Boston's "emerald necklace" park system, designed by Frederick Law Olmstead in the late 1800's to provide the City with a continuous chain of parklands.

a. Population and Income Characteristics

Jamaica Plain contains a healthy mixture of Boston's population and income groups. Housing is available for virtually all income groups.

Problems are occurring where the income level of the residents is not sufficient to maintain large homes or where absentee landlords are not providing adequate maintenance.

New middle and upper income residents have been attracted to areas such as Sumner Hill and Jamaica Pond by the large number of Victorian homes available at reasonable prices. While these new middle and upper income residents are occupying homes vacated by the upper income groups of years past, Jamaica Plain was and still is home to middle income working families. Areas such as Jamaica South, Forest Hills and Woodbourne have traditionally been strong middle income neighborhoods and remain such. Low and moderate income buyers and renters can find housing available in the Hyde Square and Egleston Square areas.

Jamaica Plain appears to have reached a plateau in terms of total population. Estimates for 1976 show an insignificant drop in population from the 1970 level. While both the City of Boston and Jamaica Plain reached their peak of population in 1950, neither can ever be expected to reach those levels again because of the decline in the number of available housing units. In many areas population density has created additional problems.

The following information from the 1970 U.S. Census and estimates of current population provide a more complete picture of the situation in Jamaica Plain.

Race and Ethnicity

The loss of population in Jamaica Plain between 1960 and 1976 was accompanied by a significant change in the racial and ethnic diversity of the population.

The latest statistics compiled by City surveys indicate a continuation of this trend into 1977. Obviously the changing makeup of the population in Jamaica Plain is occurring, not to the district as a whole, but to several sub-areas. Hyde Square and Egleston Square are the primary areas of racial and ethnic change.

Family Income

Income distribution in Jamaica Plain appears to have remained relatively stable since 1970. Survey material combines Jamaica Plain and Mission Hill which may affect the results.

b. Housing

Jamaica Plain remains primarily a community of owner-occupied residential structures (74%). There has been only a slight drop in owner-occupied structures in recent years.

Housing maintenance is one of the primary concerns of Jamaica Plain's residents. Deterioration of the housing stock and resulting abandonment has serious effects on the surrounding buildings and neighborhood environment. Any decrease in owner-occupancy is accompanied by deterioration of housing conditions.

COMPARATIVE STATISTICS

	Total Pop. 1970	Black Pop. 1970	Spanish Pop. 1970	65 & Over 1970	Total Resid. Struct. 1970	Owner Occ. Struct. 1970	Median Family Income 1970	% Families Below Poverty Level 1970
Egleston Square	7,085	1,087 (15.3%)	1,016 (14.3%)	1,172 (16.5%)	860	566 (65.8%)	\$ 7,250	14.5
Forest Hills	2,811	2 (0.0%)	46 (1.6%)	347 (12.3%)	332	245 (73.8%)	\$ 9,000	12.5
Hyde Square	10,563	3,078 (29.1%)	1,417 (13.4%)	1,056 (10.0%)	1,076	635 (59.0%)	\$ 7,200	22.0
Jamaica Central	4,516	92 (2.0%)	266 (5.9%)	855 (18.9%)	607	428 (70.5%)	\$ 9,600	10.0
Jamaica Hills	3,245	24 (0.7%)	15 (0.5%)	463 (14.3%)	720	704 (97.8%)	\$ 12,700	2.0
Jamaica Pond	4,500	15 (0.3%)	21 (0.5%)	1,075 (23.6%)	591	486 (82.2%)	\$ 11,000	6.0
Jamaica South	4,187	110 (2.6%)	70 (1.7%)	648 (15.5%)	555	387 (69.7%)	\$ 9,000	10.0
Stoneybrook	3,003	157 (5.2%)	183 (6.1%)	350 (11.7%)	306	177 (57.8%)	\$ 8,550	12.0
Sumner Hill	2,377	18 (0.8%)	28 (1.2%)	558 (23.5%)	335	226 (67.5%)	\$ 9,700	10.0
Woodbourne	3,188	0 (0.0%)	0 (0.0%)	469 (14.7%)	587	540 (92.0%)	\$ 10,500	8.5
District	45,525	4,583 (10.1%)	3,062 (6.7%)	6,993 (15.4%)	5,969	4,394 (73.6%)	-	-
City	641,071	104,206 (16.3%)	17,984 (2.8%)	81,718 (12.7%)	80,700	58,100 (72.0%)	\$ 9,133	

c. Commercial and Industrial Areas

The construction of the railroads through the Stonybrook corridor in the 1830's brought industrial and commercial activities to Jamaica Plain. Much of this development is now vacant or was removed in the abortive land acquisition for I-95. In 1977, a study by the BRA Research Department estimated that there were 37 manufacturing firms employing 965 persons in Jamaica Plain.

d. Recreation Facilities

Existing Open Space:

The Jamaica Plain Planning District currently contains approximately 505.64 acres of public open space. The resultant average of 11.1 acres/1,000 population is among the highest in the City, and the relative well-being of this district in terms of open space is enhanced even more by the location of Franklin Park on the eastern border, although outside the district. Olmstead Park, the Arborway, Arnold Arboretum and Franklin Park, in fact, form a continuous stretch of green space through and around the district.

Special Facilities:

The Boston Parks and Recreation Department maintains an indoor facility at Curtis Hall Municipal Building. A swimming pool is also available at this site. Two community schools, the Agassiz and the Hennigan provide indoor facilities for athletic and passive recreational pursuits. The Hennigan Community School also maintains a swimming pool. The newly constructed Southwest High II also has indoor and outdoor recreation facilities.

The Arnold Arboretum, a 223-acre site in the southern portion of the district, is owned by the City of Boston. However, it is maintained and operated by Harvard University.

Urban Wilds and Neighborhood Conservation:

Twelve sites of natural significance were identified in the 1975 BRA Urban Wilds study for the Jamaica Plain neighborhood. One site, Chapman Meadow, adjacent to Hellenic College land, is currently on the City's Natural Areas Fund (a City/private foundation enterprise) First Feasibility list for acquisition. The Hellenic College site and Bussey Brook are presently on the Second Feasibility list while the remaining sites are inactive. The Natural Areas Funds attempts to secure listed areas through acquisition or donation.

Six community gardens are currently in operation providing more than 40,000 square feet of land for gardening in the community.

VII. OPEN SPACE INVENTORY

Inventory for Jamaica Plain

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Joseph Kelly Memorial Rink	MDC/MDC	5-3	Special Purpose Indoor Center skating/hockey	Mixed ages	Good	Traffic improvements and access
McDeavitt Playground	MDC/MDC	L-1	Playground field, basketball	Neighborhood kids	Fair	Capital improvements alternative management
Arnold Arboretum	City of Boston Harvard University	S-3 223 +42	Undeveloped, natural area, nature walks	Metro Boston area	Good	Explore options to generate funds for capital improvements
Murphy Playground	COB/P&R	L-1 9.17	Playground baseball, basketball	Neighborhood kids	Good	Alternative management maintenance
Parkman Playground	COB/P&R	S-5 2.06	Multi Purpose Park Baseball, basketball softball	Neighborhood kids	Good	Alternative management maintenance
Pinebank	COB/P&R	S-3	Indoor arts center		Abandoned	Explore funding for historic preservation
Lamartine Play Area	COB/BHA	L-1	Playground		Abandoned	Work with MBTA & SWCC project
Mozart St. Playground	COB/P&R	R-8 4.38	Multi Purpose Park Baseball, softball, basketball, football	Neighborhood kids	Fair	Effect local management agreement, capital improvements
Horan Way Play Area	COB/P&R	L-1	Playground	Neighborhood kids	Fair	Maintenance redesign
Burroughs St. Play Area	COB/P&R	R-5	Playlot, sitting area	Toddlers, adults	Good	Need intensive maintenance program

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Nazareth	Nazareth Board of Trustees	S-3 40.	Urban Wild waterbody, hill, woodland, meadow playground, football, baseball, basketball	School population, neighborhood kids	Very good	Facilitate maintenance & capital improvements
Chapman	Private	S-3 12.30	Urban wild woodland	Private	Very Good	
Daughters of St. Paul	Private	S-3 12.	Urban, wild waterbody, hill	Private	Fair	Threatened by development
Lawrence Farm	Private	S-3 26.	Urban wild woodland meadow	Private	Good	Acquisition by Boston Natural Area's fund
Bussey Brook	Private	S-3 20.	Urban Wild Water body wetland	Private	Fair	Safeguard natural features
Hellenic Hill	Private	S-3 36.	Urban Wild, Hill woodland, meadow. scenic views, wildlife habitat	Private	Good	Acquisition by Boston Natural Area's fund
Southwest Corridor Open Space	MBTA/COB/local assoc.	Mixed zones	Green strip, trees bicycle paths, play area, field passive recreation parkland	Mixed ages	In design	Complete design, coordinate with local interests, implement development programs, effect local management system maintenance

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Ellis Mendell School	COB/COB	R-8	Playground	School kids	Poor	Maintenance
Curtis Hall	COB/P&R	R-8	Gymnasium, Pool	Mixed ages	Poor	Capital improvements, maintenance
Agassiz Community School	COB/COB	R-8	Gymnasium basketball	Neighborhood kids	Good	Maintenance
Agassiz Community School Grounds	COB/COB	R-8	Paved playground, field, street hockey baseball, softball	Neighborhood kids	Good	Maintenance management agreement
Hennigan Community School	COB/COB	H-1	Gymnasium, basketball, wrestling, volleyball, pool, swimming	Neighborhood kids & adults	Poor	Maintenance, capital improvements
Hennigan Community School Grounds	COB/COB	H-1	Field, football	Mixed ages	Poor	Capital improvements maintenance
Johnson Playground	MDC/MDC/NDC	R-8	Playfield, softball, football, basketball, pool	Neighborhood kids	Fair	Effect private management agreement maintenance
Brookside Avenue Playground	COB/P&R	M-1 1.32	Multi Purpose Park basketball	Neighborhood kids	Fair	Construct tot lot maintenance/management
South St. Park	COB/P&R	L-1	Tennis courts vest pocket park basketball	Mixed ages	Fair	Regrade tennis courts
Olmsted Park	COB/P&R Community boating	S-3 180	Multi Purpose Park jogging track, sailing, baseball, softball	Mixed ages	Good	Maintenance

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
The Arborway	MDC/MDC	S-3 17.38	Traffic Median Green open space	N/A	Good	Coordinate plans for maintenance with MDC and local area assoc.
Pagel Playground	COB/P&R	M-1 1.90	Playground Tennis courts	Neighborhood kids	Abandoned Poor	See Roslindale Open Space
Carolina & Williams St. Play Area	COB/P&R	M-1	Playground	Neighborhood kids	Abandoned	Recapture under new parks via SWCC
Lamartine & Glenvale Play Area	COB/P&R	M-2	Vacant lot	-	Abandoned	Consolidate with SW Corridor green space
Southwest II High School	COB/CO	M-2	Gymnasium, basketball, wrestling, volleyball	High school students	Good	Maintenance
Southwest II High School Grounds	COB/COB	M-2	Multi Purpose Park Football, track, running, baseball, basketball	High School students, area youth	Good	Maintenance, capital improvements
Bowditch School	COB/COB	R-8	Playground	School Children, neighborhood kids	Poor	Maintenance
J.M. Curley School	COB/COB	L-5	Gymnasium	Student Body	Fair	Maintenance
Margaret Fuller School	COB/COB	R-8	Playground	School children	Poor	Redesign, maintenance
J.P. Manning School	COB/COB	S-3	Playground basketball	Neighborhood kids	Good	Maintenance

e. Transportation Network

Jamaica Plain does have good transportation connectors to downtown Boston, the southwestern sections of the City and the general metropolitan region. The Metropolitan District Commission has jurisdiction over the Jamaica Way and Arborway road system which follow along the Emerald Necklace Olmstead Park System. Columbus Avenue, Centre Street, and Washington Street are also heavily travelled roadways in Jamaica Plain. Jamaica Plain's parks are well serviced by public transportation via the Orange and Green Lines as well as local MBTA bus routes. The demolition of the elevated structure and the reconstruction of the Orange Line along the path of the railroad embankment will create five (5) new MBTA stations in Jamaica Plain and create opportunities for a continuous open space connector alongside the Orange Line from Forest Hills to Back Bay Station.

	<u>Standard/1,100/people</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball Diamonds	1 per 6,000	7.5	8	-
Softball Diamonds	1 per 3,000	15	5	10
Tennis Courts	1 per 2,000	23	4	19
Basketball Courts	1 per 500	91	15	76
Swimming Pool	1 per 20,000	2.2	3	-
25 meters			2	
50 meters			1	
Open Space	10 acres per 1,000	455	506	-
Playlots	1 per 500-2,500	14	8	6
Vest pocketparks	1 per 500-2,500	14	1	13
Neighborhood Parks	1 per 2,000-10,000	4.5	12	-
District Parks	1 per 10,000-50,000	1	1	-
Large Urban Parks	1 per 50,000	1	2	-

III ANALYSIS OF NEEDS

As previously indicated, Jamaica Plain does contain a diversity of income groups, housing styles, density ranges and land use characteristics. With open space acreage among the highest in the City (11.1 acres/1,000 people), it enjoys a diversity of open space and recreation opportunities as well. The Arnold Arboretum, Jamaica Pond, and Olmstead Park System are widely known, and attract visitors from throughout the Boston metropolitan area. Neighborhood parks and playgrounds are enjoyed and heavily utilized by local youth within the individual sectors of Jamaica Plain. Recreation facilities such as the Kelly Memorial Skating Rink, Curtis Hall, Southwest II High School and the Hennigan and Agassiz Community Schools attract users from the entire Jamaica Plain community.

The reconstruction of the MBTA's Orange Line (1980-1984) from the Back Bay section of Boston to Forest Hills on the Penn Central railroad embankment will afford the opportunity to significantly increase parkland and recreation acreage in this community. Further, the future dismantling of the existing evaluated structures (1985+) along Washington Street will create new avenues for expanding the neighborhoods open space. Jamaica Plain also has a broad expanse of undeveloped, natural woodland areas which, while privately owned, offer visual respite from physical development and do provide limited opportunities for nature walks, bird-watching and general scenic pleasure.

Jamaica Plain is home to over 45,000 people of various ages and socio-economic levels. Its recreation facilities also attract users from the greater metropolitan area. Consequently, the many facilities are subjects for capital improvements. Vandalism is an irritating fact of life in urban areas and, not surprisingly, plagues facilities in Jamaica Plain. Parking is a problem at some locations, particularly those which attract users from outside the local area.

The Arnold Arboretum is a highly valued natural resource which is open free of charge to the public. It is becoming increasingly difficult however, to maintain the quality and appearance of the Arboretum, to undertake capital improvements to the extent needed, and to provide educational programs without additional sources of revenue or public assistance. Harvard University and the City of Boston should consider joint applications for federal funding and private foundation grants to obtain additional finances to insure the Arboretum's continued availability to the public.

Jamaica Pond recently underwent major capital improvements including a new drainage system replacement, new pathways, lighting, landscaping and benches. The park is heavily utilized, however, and needs constant maintenance, replacement and repair of broken equipment and increased security. As is true for every neighborhood recreation facility, its success in attracting users exerts pressure from general wear and tear which, unless regularly met, soon results in the need for costly capital improvements.

Jamaica Pond is part of the overall Olmstead Park System which extends from Back Bay through Jamaica Plain, and is an integral part of the City's open space. Over the years, the property has not been carefully maintained and much of the natural vegetation and plantings now need careful attention if they are to be preserved. Furthermore, the paths and recreation areas need to be upgraded and maintained. Pinebank, the only remaining mansion within the park, has suffered extensive fire damage and is in need of extensive renovation if the structure is to be preserved and used for art and recreation programs.

Approximately 32-34 acres of new parkland will be created along the Southwest Corridor in Jamaica Plain resulting from the reconstruction of the MBTA's Orange Line (1980-1984). A bicycle path will be constructed along the entire green stretch, which will be well landscaped, providing visual and sound buffers to the residential community from this rapid transit line, and as well as new options for major park construction in the Boylston Street and Williams Street areas. Smaller play lots will be constructed at selected points in the corridor and will primarily be oriented to young children's needs. Passive recreation areas will also be designed in selected locations as the community dictates its needs in the planning process. This unusual expansion of neighborhood parkland will serve as a catalyst to develop and implement local management systems for routine maintenance and program development responsibilities. These systems should be operative upon completion of construction (1984-1985).

The abundance of recreational opportunities present in Jamaica Plain, coupled with the planned development of over 30 acres of new open space in conjunction with the MBTA's Orange Line project, generally brings Jamaica Plain into conformance with approved standards set by the National Parks and Recreation Association. Only basketball and tennis courts appear deficient and this may be questionable in light of private recreation opportunities available to many youth today. Jamaica Plain's future open space and recreation needs primarily fall into categories of maintenance, program development, capital improvements and urban wilds.

Maintenance

Virtually all publicly owned open space and parkland in Jamaica Plain is in need of increased attention with respect to maintenance. A review of the Park Department budget for personnel and equipment assigned to Jamaica Plain should be made to assess its adequacy in meeting routine demands. In most instances, the City and neighborhood would benefit if a local management system were implemented for routine maintenance and program development. In the absence of formalized management agreements with local community groups, the neighborhoods maintenance budget and personnel assigned to the district's park system should reflect the determined need for service. Furthermore, the age and condition of maintenance equipment should be reviewed so that realistic budgets can be established for repair and replacement and placed into the overall budgetary process over the next five years. Capital improvements, unless absolutely necessary, should be waived unless maintenance standards can be met.

Program Development

A careful review of recreation programs, activities and services in the district parks is needed to assure the systems optional use and enjoyment by local residents throughout the year. Concurrent with program development is the need for adequate supervision which, if correctly assessed and budgeted, will relieve some of the effects of wanton

vandalism and destruction. The seasonal programs currently in place in most outdoor facilities are generally successful but need to be supplemented with additional afterschool and weekend programs and should be incorporated into the ongoing operation of the district's recreation facilities. Emphasis should be directed toward devising program activities that will attract diverse segments of the community, particularly children from low and moderate income families whose personal access to recreational opportunities, indoor and outdoor, are limited.

Capital Improvements

Jamaica Plain's recreation facilities are generally adequate but suffer from obsolete design and either non-existent or broken play equipment. The local school playgrounds in the district are in the poorest condition and need to be substantially redesigned, in some cases expanded, and reconstructed. New play equipment is needed as well in nearly every instance. The playfield at the McDeavitt Playground needs to be reconstructed. Pinebank, the fire-gutted building on Jamaica Plain needs substantial rehabilitation and reconstruction if this historic monument is to be preserved. Pagel Playground, on the Roslindale/Jamaica Plain border should be re-evaluated with respect to land use changes in its immediate vicinity. The lack of recreation facilities in this section of southwest Boston needs to be evaluated and incorporated into a decision to (1) expand and reconstruct Pagel Playground to include a large bank of tennis courts or (2) to erect an indoor recreation facility on this site. The Curtis Hall pool has been closed for an extended period and needs to be substantially rehabilitated to fulfill an outstanding need in the Jamaica Plain for an indoor swimming facility. The remaining recreation facilities in Jamaica Plain should be physically evaluated and provisions made for a systematic rehabilitation/reconstruction program so that they can be upgraded over the next five years as conditions warrant major improvements. In all outdoor facilities, provisions for limited public parking should be considered, particularly those sites which attract outside users and/or spectator events. Landscaping buffers should be considered for playgrounds and parks in densely settled residential areas and in those parks located adjacent to industrial uses.

Urban Wilds

The Boston Urban wilds Program has identified approximately 150 acres of valuable, underdeveloped land in Jamaica Plain, three of which, Chapman, Hellenic Hill and Bussey Brook are recommended for acquisition through the Boston Natural Area Fund. This goal should be achieved over the next five years. Consideration should be given to negotiate a conservation restriction over the underdeveloped portions of the Daughters of Saint Paul property to prevent future development plans from further eroding the area's natural wealth. Nazareth is the one Urban Wild sites in Jamaica Plain that while private, makes available its land for use and enjoyment by local youths. To the extent allowed under

law, the City of Boston should provide financial assistance for the rehabilitation of the active play sites on this property inasmuch as public use can be demonstrated.

IV GOALS AND OBJECTIVES

Maintenance of Jamaica Plain's recreation facilities so that they are considered community assets and local resources for neighborhood enjoyment:

- determine budgetary and staffing needs for maintenance of district's park system;
- work with local community groups to assure maintenance needs;
- develop programs and activities with adequate supervision to provide year round schedule of recreation activities.

Preserve and restore Jamaica Plain and Olmstead Park System:

- improve maintenance standards
- improve security/surveillance of area
- secure funds for substantial rehabilitation of Pinebank property
- schedule capital improvements as needed

Maximize opportunities for development of new open space areas along Southwest Corridor:

- coordinate local communities' needs within design and construction process of MBTA's Orange Line project.
- develop alternative management systems for newly created parkland

Maximize value and use of existing open space identified in Urban Wilds Program for Jamaica Plain:

- acquire selected properties for open space conservation via Boston Natural Areas Fund/Boston Conservation Commission
- Effect conservation restriction over development on selected privately owned, yet significant natural areas in Jamaica Plain.

Develop alternative management system for maintenance of neighborhood park and recreation facilities in Jamaica Plain:

- work with local neighborhood groups to determine open space and recreation priorities;

- assist in formation of local neighborhood associations to manage neighborhood parkland.

Improve quality, design and access to recreation facilities in Jamaica Plain:

- schedule systematic repair and replacement of recreation facilities;
- redesign and reconstruct outmoded facilities.

FIVE YEAR ACTION PLAN

1

2

3

4

5

MAINTENANCE

- A. Review P & R Budgets
- B. Determine Adequate
maintenance staff levels
- C. Provide need levels

PROGRAM DEVELOPMENT

- A. Review programs
- B. Develop needed programs
- C. Provide for adequate
supervision

CAPITAL IMPROVEMENTS

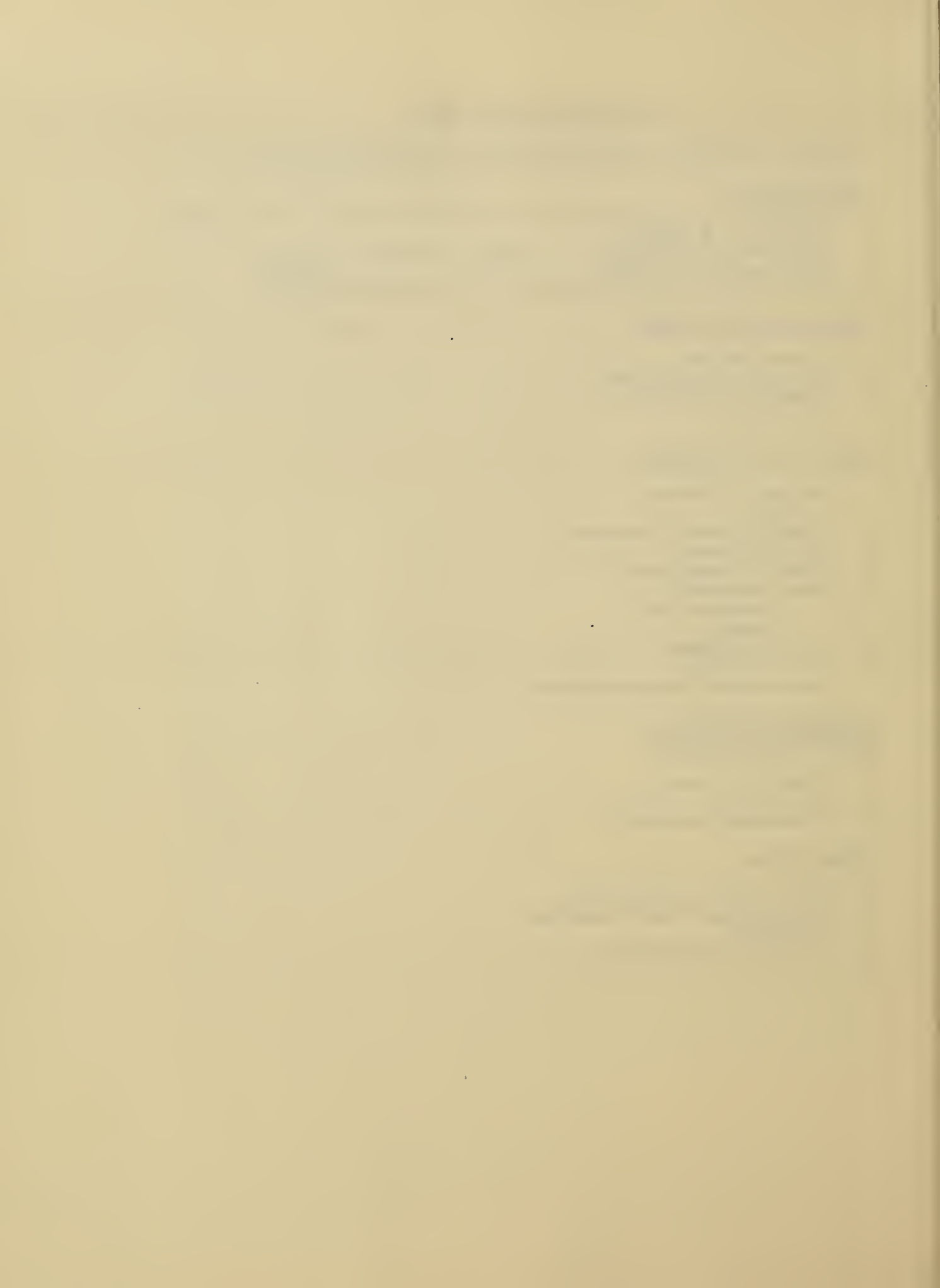
- A. Review of facilities'
conditions
- B. Schedule Repair/Replacement
- C. New Equipment
- D. Pinebank rehabilitation
- E. Pagel Playground
determine status
design
construction
- F. Curtis Hall Pool
- G. Landscaping/Parking provisions

NEW CONSTRUCTION: SOUTHWEST CORRIDOR

- A. Planning & Design
- B. Construction
- C. Management Agreements

URBAN WILDS

- A. Boston Natural Areas Fund/
Boston Conservation Commission
acquisition
- B. Conservation restriction



MATTAPAN NEIGHBORHOOD OPEN SPACE PROFILE

A. Neighborhood Profile

Although originally part of the town of Dorchester, Mattapan has developed its own separate character and identity. Its name derives from the Mattahunt Indian tribe, which inhabited large areas of Milton, Dedham, Dorchester, Roslindale and Mattapan.

Trolley service on Blue Hill Avenue in the 1890's created a residential construction boom around Wellington Hill, which was then built up with substantial two and three family homes and a few large single family homes. As a result Wellington Hill was one of the earliest sections of Mattapan developed. The southern area of Mattapan has developed gradually since then, with single family homes on fairly large lots during the 1930's, 1940's, and 1950's. Garden apartments were developed primarily during the 1960's.

The center of the Mattapan area is Mattapan Square. The Square is one of the oldest and one of the most prosperous neighborhood business districts in the city. Traditionally, the commercial shops along Blue Hill Avenue served virtually all the needs of area residents. The elimination of the trolley in the 1950's and competition from newer car-oriented suburban shopping centers has caused some decline along Blue Hill Avenue, but Mattapan Square still enjoys one of the lowest store vacancy rates of any of the city's older shopping areas.

Mattapan presently has adequate transit service, direct access to a high speed trolley line at Mattapan Square is available, connecting to the Red Line which operates between Boston and the City of Cambridge. Mattapan is also serviced by buses that provide connections to the Orange Line and other local shopping areas.

Despite the relatively convenient transportation service to other parts of the City, access to local recreational facilities remains difficult for some Mattapan residents, particularly the elderly and Wellington Hill residents. Although the two city-owned open space facilities, within the Mattapan area, Almont Park and Walker Playground, provide enjoyment for many residents neither play area is serviced by public transportation. Wellington Hill is virtually isolated from any public open space area because of the lack of public transportation. The problem is most severe for the elderly as well as children under fourteen years of age, because they have to cross Blue Hill Avenue to gain access to these facilities.

B. Population and Income Characteristics

Mattapan has experienced modest growth in population over the last 30 years. Its 1950 population of 18,717 grew to 23,848 in 1975. At the same time this growth disguises some important demographic shifts. Mattapan has a significantly higher percentage of young and school age children than the City as a whole, creating a

greater need for educational and recreational facilities. There are fewer elderly in Mattapan than in the city as a whole. Only 22% of the adults in Mattapan are over 55, as opposed to 28% city-wide.

More significant has been Mattapan's racial change. In 1960, the percentage of black residents was around 8%; as of 1971 the percentage had grown to about 85%.

The 1970 median income in Mattapan was comparable to that of Boston as a whole: \$9,500 in Mattapan, \$9,133 in Boston.

C. Land Use

Mattapan is a predominantly residential area with approximately 85% of the land zoned for residential use. Mattapan Square and a number of convenient stores located along the Blue Hill Avenue Corridor between Morton Street comprise the major commercial zoned districts. Light industrial uses represent a small percentage of land use and the area has no heavy industrial uses.

D. Transportation Mattapan

As part of the process of relocating the Orange Line, the MBTA is currently studying the need for improved transit service in Mattapan. The importance of this project to the future of this neighborhood cannot be overemphasized, since the replacement transit can act as a catalyst for economic growth and revitalization.

Presently, there are four general alternatives for transit in the Blue Hill corridor. Alternatives A and B run up Blue Hill Avenue and Warren Street to Dudley, then through the South End on Washington Street using light rail trolleys or a busway; Alternatives C and D would utilize the Midlands Branch Railroad running northeast to southwest through Mattapan using commuter rail or light rail trolleys. It should be emphasized that these routes are under study, not the final specific recommendations.

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lack of public transportation. The problem is most severe for the elderly as well as children under fourteen years of age because they have to cross Blue Hill Avenue to gain access to the facilities.

OPEN SPACE INVENTORY

Inventory for Mattapan

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Almont Street Playground Mattapan	City of Boston Parks & Recreation	S-5 17.81	4 tennis courts 2 basketball court 6 swings tot lot baseball field field house	Neighborhood kids, residents	Good, however, field house needs major repair tot lot area needs minor upgrading	A section of the park has a selection of trees, flowers, rock outcroppings, forest woodlands. This section should be considered for designation as an urban wild.
George Walker Playground Located on Norfolk St. opposite Evelyn St. in Mattapan, constructed in 1912	COB/P&R	R-8 6.70	tot lot 1 basketball court 1 tennis court baseball field 1 shelter 8 benches 3 tables	Neighborhood kids	Good, however, some minor repairs are needed on basketball court & tot lot tennis court needs net.	This park receives a great deal of use. Continued maintenance by the City of Boston is necessary.
Francis Ryan Field Mattapan	MDC	R-5 6.70	Multi Purpose 6 slides 6 swings 20 benches 1 tot lot 2 tennis courts 2 basketball courts 1 wading pool 1 shelter	Neighborhood kids	Good	

OPEN SPACE INVENTORY

Mattapan

Inventory for

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities for
Charles Kennedy Playground Mattapan	MDC	R-5 .40	Multi Purpose None	Neighborhood youth	Poor	This playground is located in a very isolated section of Mattapan. The facilities are in very poor condition and need major repairs. The area is primarily used as hangout with much vandalism occurring. City of Boston should work with MDC to improve the facilities.



BOSTON
STATE
HOSPITAL

MILTON

— RECREATIONAL FACILITIES
EXISTING:

1. Almont Playground
2. Walker Playground
3. Ryan Field
4. Kennedy Playground

PROPOSED:

- A. Wellington Hill
- B. Blue Hill - Norfolk

MATTAPAN

0 600 1200 2400 FEET

MATTAPN AVAILABLE OPEN SPACE
NRPA STANDARDS

<u>Population Ratio Standards (NRPA)</u>	<u>Area Recommended for Mattapan</u>	<u>Available in Mattapan</u>
10 acres/1000 people	230 acres	31.61 acres
50% active recreation	115 acres	31.61 acres
50% passive recreation	115 acres	31.61 acres
25-50% neighborhood oriented	57-115 acres	24.51 acres
50-75% citywide oriented	115-172 acres	6.70 acres
1 playlot, vest-pocket park/ 250-1250 (less than 1 acre)		1
1 neighborhood park/2000- 10000 (5-29 acres)	1- 12	2
1 district park/10,000- 50,000 (20-100 acres)	2	0
1 metropolitan park/50,000- (100-250 acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6000	3	2
1 softball field/3000	7	0
1 tennis court/2000	12	7
1 golf course/25,000	0	0
1 basketball court/500	46	5

MATTAPAN OPEN SPACE
PROPOSED GOALS AND OBJECTIVES

Goals

1. Open space recreational activities should provide for all residents of Mattapan a variety of leisure opportunities which are accessible, safe, physically attractive and enjoyable.
2. Sufficient recreational opportunities, to meet the needs of all residents of Mattapan, should be offered in accordance with NPRA Standards.

Objectives

1. To develop where appropriate neighborhood parks that reflect the recreational likes and needs of the major user.
2. To encourage only neighborhood park sites that are within walking distance to all children and senior citizens without crossing a major street.
3. To encourage private and commercial recreation areas to meet community recreational needs particularly on Finast Supermarket site.
4. To continue to encourage property maintenance of Kennedy Playground site by Metropolitan District Commission.
5. To coordinate a better relationship between open space and school activities within the immediate area of the Mattahunt School.

Analysis of Need

- A 1977 City survey found that the lack of neighborhood oriented recreational facilities was a primary concern of Mattapan residents. The proportion of children and teenage population within the area is high, placing a great demand on existing facilities.

The Mattapan community is presently serviced by two city-owned open space facilities: (1) Almont Playground, (2) Walker Playground; and two MDC facilities: (1) Ryan Playground and (2) Kennedy Playground. However, the two MDC-owned facilities are in a relatively inaccessible location, while the two city owned facilities are oriented toward sub-neighborhood areas. All four of the facilities are oriented more toward the southern section of Mattapan.

Consequently some areas are without any recreational facilities or they have very limited access. The Wellington Hill section of Mattapan is almost totally isolated from all four of the community's playgrounds. Over the next five years the city should develop selected open space sites. There are many scattered city owned vacant sites, particularly on Wellington Hill where new recreation areas can be developed. In addition the city should also encourage private or commercial recreational facilities. Many opportunities exist along Blue Hill Avenue for private recreational ventures. The overall impact on Mattapan would be wide ranging: (1) increase the number of recreational facilities within the area, (2) eliminate vacant blight, and (3) increase the tax revenues.

FIVE YEAR ACTION PLAN

A. Areas to be Improved

Over the next five years continued improvements should be made on existing city-owned open space recreation areas. The city should also encourage greater coordination with the Metropolitan District Commission in maintaining the Commission's recreational facilities.

Kennedy Playground (MDC owned) Major repairs on this site are needed. Resurfacing, new benches, tot lot furniture repairs should be made as soon as possible.

B. Areas to be Developed

Development of new open space facilities should take place within Mattapan over the next five years. Sites should be developed in Wellington Hill and Blue Hill-Norfolk neighborhoods.

MISSION HILL

Community Characteristics

Mission Hill, originally part of the town of Roxbury, was annexed by the city of Boston in 1867. Prior to 1860, the hill area consisted of large farm estates; however, with the introduction of the street car and a central sewerage system, Mission Hill experienced its first real population increase between 1860-1880. Those first settlers were German workers attracted to the area by the large breweries which were located around the base of the hill. In 1869 Mission Church was built as the area began to show signs of a developing community.

Between 1885 and 1895 Mission Hill experienced a large building boom which involved the construction of low cost 2-3 family wood-frame houses. During this period several streets were opened and public transportation advanced from the horse-drawn car to electric-car line. By the turn of the century Mission Hill had grown into a largely homogeneous Irish-Catholic community.

From the turn of the century on and particularly in the last 50 years, Mission Hill, once an area of large open spaces, has been transformed into a small and congested residential area by sprawling institutions and large housing developments.

The first institutions to settle in the Mission Hill area were the House of the Good Shepherd Convent, New England Baptist Hospital and the Martin School. In the two decades between 1905-1926, the great majority of medical and educational institutions in the area completed their initial construction with most of the hospitals being built on a 26-acre site purchased by Harvard from the Francis Estate.

The medical center area has undergone a continuous expansion of medical and educational facilities with the predominant mode being an increase in

density on already established sites but with some expansion involving the demolition of residential buildings and use of other non-institutional property.

By comparison, residential construction in Mission Hill has been very limited. Most of it has been subsidized housing built with little regard for spaces. With the great shortage of housing that occurred after World War II, the city built three major subsidized housing developments (Mission Hill Main, Mission Hill Extension and Bromley Heath) in or on the borders of Mission Hill. In the 1970's another major subsidized housing development (Mission Park 775 units) was built giving the Mission Hill area more subsidized housing than any other neighborhood except the South End.

Today, Mission Hill contains fourteen ~~radical~~ institutions, five colleges, three public schools in three residential areas, two public housing projects and a commercial center. The high density of these uses should be viewed in a positive light as well. Community/institutional cooperation on issues such as recreational facilities can relieve pressures caused by the effects of inflation and declining federal assistance to the city.

The neighborhood commercial area at Brigham Circle and along Tremont Street provides many needed services to the community. The business district is in need of renovation and improvements in traffic circulation through the Brigham Circle intersection.

City involvement in the business district must depend upon cooperative actions and efforts to be made by property owners and business owners.

Mission Hill is served by the Arborway branch of the Green Line trolley system. Service to Brigham Circle is adequate; however, passengers are forced to wait exposed to both the elements and traffic hazards on a small reservation in the center of Huntington Avenue. The Mission Hill Planning Commission has recently begun the "Mission Link" shuttle bus service from Brigham Circle to other areas of the Hill. Funded in part by the city's CDBG funds and the institutions on the Hill, the service will^{is} be of special

value to the neighborhood's elderly citizens.

New transit service to Mission Hill will become available with the construction of the Orange Line through the Southwest Corridor. Stations will be constructed at Roxbury Crossing (Tremont Street) and Ruggles Street. The project is expected to be completed in 1984.

*According to the 1970 Census, Mission Hill has a total population of 20,553 of which 20.6% were 19 years or under, 11.3% were 60 years or over, and 24.9% ~~to~~ live in public housing.

*According to the 1977 Hart poll, the Mission Hill/Jamaica Plain area has one of the fastest growing "under 6" populations in the City. Between 1970-1977, the "city-wide" under 6 population grew by just 1%. It rose by 9% in Mission Hill/Jamaica Plain. According to Hart, the elderly population also grew by approximately 3%.

*In 1970, the median family income for Mission Hill was \$8,400 well below the city-wide average of \$9,133. The later Hart poll showed median family income in Mission Hill and Jamaica Plain to be \$8,565, while the city-wide average was \$10,142. Thus, while the city-wide average increased by 11% between 1970-1977, the Mission Hill average increased by only 1.9%.

*In 1970, the racial composition of Mission Hill was 76% white, 17% black and 7% Hispanic. By 1977, the Hart poll indicated the racial composition as 68% white, 17% black and 15% Hispanic.

Existing Facilities and Inventory

The Mission Hill/Medical Center area currently contains approximately 50. acres of public open space. This provides ~~only~~ an average of 2.5 acres/1000 ^{N.P.R.A. standard} ~~which is well below the national criteria~~ of 10 acres/1000. However, Jefferson Playground and Olmstead Park are located at the Southern boundary and the Back Bay Fens forms the Northeastern boundary. Thus, these sites serve Mission Hill Medical area residents as well. The district is well provided with passive

recreation space. Evan's Park, the 28-acre Riverway, which runs the entire western boundary of the district, and three smaller landscaped squares all provide this type of space.

Within the neighborhood, active recreation space is quite limited. Only two playgrounds, Mission Hill and Parker Hill, provide any significant active recreation facilities. Both are heavily used. Of these two sites, Mission Hill, which is primarily used by the residents of the projects and the students in the grammar schools, was found in fair condition, and Parker Hill, which is primarily used by residents from the top of the Hill, was found in good condition.

The Boston Parks and Recreation Department maintains two indoor recreation facilities, Tobin Municipal Building and Mission Hill Extension. A skating rink is provided by the MDC on the Jamaicaaway not far from Mission Hill; and, the Hennigan Community School on Heath Street in Jamaica Plain provides a pool. However, due to the various locations of these indoor facilities, the Tobin Municipal Building is the only one which serves the entire Mission Hill Community.

Playground	City of Boston	11.54 acres	1) Softball 1) Field House (Unusable) 1) Tot lot	Community	Fair	New bleachers to be installed
Mission Hill & Smith St. Playground	Parks & Recreation City of Boston	H-1 2.75 acres	1) Baseball field 1) Play Sculpture 1) Tot lot	BHA Residents 18 & under	Fair	
Perez Playground	Boston Housing Authority (Mission Hill Main)	H-1 .6 acres	1) Basketball Ct.	BHA Residents 18 & under	Fair	
Community, Recreation Building	City of Boston Parks & Recreation	H-1	1) Basketball Ct. 1) Gymnastics room lockers & Showers	BHA Residents 18 & under	Fair	Located in the Mission Hill Extension
Delle Ave. Tot lot	City of Boston	H-1 .25 acres	Play Sculpture Climbing bars Sand box	Mostly D-6 yrs old	Good	
Tobin Municipal Building	City of Boston Parks & Recreation	L-1	Basketball Court Gymnastics Equip. lockers Showers Weight-Room	Entire Community	Good	Plans to use the building as Mission Hill resource center for Youth Act. Commission
Kelly Rink	Metropolitan District Commission	—	Skating Ice Hockey	Entire community	Excellent	
Hennigan School Swimming Pool/Gym (indoor)	City of Boston (Community Schools)	R-8	Pool Basketball Court Lockers Showers	Back of the Hill Community	Good	Actually located in Jamaica Plain but serves Mission Hill as well Only pool which serves Mission Hill but located in Jamaica Plain
Meadowlands Top of the Hill	N.E. Baptist Hospital leased by Parks & Recreation Commission	H-2 4.2 acres	Passive Recreation	Entire Community	Good	Institutional Expansion should be contained within existing boundaries so that the "Meadowlands" remain as is.

NAME OF FACILITY	MANAGING AGENCY	ESTIMATED SIZE	PLANNED ACTIVITIES	USERS	CONDITION	ISSUES/OPPORTUNITIES
Jefferson Playground	City of Boston Parks & Recreation	R-8 4.38 acres	1)Basketball Ct. 1)Baseball Field	Entire Community	Good	Located in Jamaica Plain but is accessible to Mission Hill youth
Back of the Hill	Lahey Clinic Back of the Hill Housing Corporation	L-1/R-8 30 acres	Passive Recreation	Entire Community	Good	Housing Development listed as an Urban Wild
Parker St. Gardens	City of Boston Community Residents	R-8 .75 acres	Gardening	Entire Community	Good	Developed by the City Revival Program
Evans Park	City of Boston	H-2 .56	Passive recreation	Entire Community Boston State	Good	
Joslin Park	City of Boston (under special agreement by Deaconess Hospital	H.1 .31	Passive recreation	Deaconess Hosp. Patients & Staff	Good	
Harvard Quarry and related Alleghany St. out-crop	Harvard	H.1 8 acres	Passive recreation	Entire Community	Good	Part of this area is being considered for Commercial Devel. listed as the Urban Wild. Elevated portion should continue to be used as a passive recreation area.

Supply of Recreational Open Space in Mission Hill

NRPA Standards and Mission Hill Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended in Mission Hill</u>	<u>Amount Available in Mission</u>
10 acres/1000 people	200	50.59 acres
50% active recreation	100	23.72 acres
50% passive recreation	100	26.87 acres
25%-50% neighborhood oriented	50-100	50.59 acres
50%-75% citywide oriented	100-150	0
1 play lot vest pocket park 250-1250 (less than 1 acre)	16	3
1 Neighborhood park/2000-10,000 (5-20 acres)	2-10	1
1 Metropolitan park/50,000 (100 + acres)	0	0
1 regional park/100,000 (250+acres)	0	0
1 baseball field/6,000	3	5
1 softball field /3,000	7	4
1 tennis ct/2,000	10	1
1 basketball ct./500	41	8
1 golf course/25,000	0	0

Needs Analysis:

It is quite clear from the enclosed NRPA minimum standards chart that Mission Hill has a serious deficiency of open space. These minimum standards, however, could never be achieved in Mission Hill without demolishing a great deal of the existing neighborhood. A more realistic goal would be 5 acres per 1000. How close Mission Hill comes to reaching this goal in the 1980's will depend on the outcome of the following issues:

- Institutional Expansion
- Southwest Corridor Project
- Neighborhood Income Characteristics
- Rapid Growth of the Youth Population

Institutional expansion has been the major catalyst for changing Mission Hill from a small country-like community with large open spaces to a small congested central city community. In the past institutions have expanded with little or no concern for the neighborhood's need for open space. If Mission Hill is going to survive the 80's, the institutions and the community must learn to coexist and work together to develop a neighborhood which will be mutually beneficial.

The completion of the Southwest Corridor project will have a major impact upon the Mission Hill community. With the improved transportation services, the vacant land along the Corridor will become more attractive to real estate developers. Development in this area should be closely monitored by both the City and the community and no development should be approved which would adversely impact the neighborhood's open space ratio. In a more favorable vein, the Southwest Corridor project will add approximately seven acres of much-needed, new parkland to the Mission Hill area. This parkland, which will parallel the railroad tracks on the northern boundary of the neighborhood, will provide both passive and active recreational areas. The passive recreation will consist of sitting areas and pedestrian paths and the active recre-

ation will consist of bicycle paths and a new playground. This new playground, occupying four of the seven acres, will be built on the deck beside the new Ruggles Street stop and will include two tennis courts, two basketball courts and a tot lot.

Mission Hill is clearly a low-income neighborhood and all the data gathered in recent years indicates that it is in fact getting poorer. Mission Hill presently has the second highest number of subsidized housing units in the City (after the South End). Median family income rose by only 1.9% between 1970-1977, compared to a city-wide increase of 11%. Hence the disposable income of Mission Hill residents has not even been able to keep pace with that of the rest of the city, not to mention the rate of inflation. As the community becomes poorer and fewer people can afford the costs of private clubs or even semi-private clubs, the need for public recreational space increases.

At ~~the~~ present ~~time~~ the Mission Hill housing projects, which ^{house} ~~comprise~~ approximately 25% of the neighborhood's residents, are served by two major recreational facilities: The Community Recreation Center in the Mission Hill Extension and the Mission Hill playground on Smith Street. Both of these facilities are in fair condition and are heavily used. Less directly the public housing residents are also served by the Tobin Municipal building (one block away) and the Back Bay Fens (approximately three blocks away). It should also be noted that the new four-acre park to be built along the Corridor will be built adjacent to the Mission Hill Extension and will principally benefit residents of the project.

Finally, the increasing youth population will play a major role in determining the needs for active recreation in the 1980's. The Hart poll indicated that Mission Hill has one of the fastest-growing youth populations in the City -- growing nine times as fast as the city-wide population.

Thus, while BRA studies have forecasted a 20% decline in the city-wide youth population by 1985, Mission Hill does not appear to be following this trend. As the 1980's progress, these children will greatly increase the need for active recreational space. In view of these trends, the Mission Hill and Parker Hill (McLaughlin) playgrounds, both heavily used already, will require regular attention and improvement. Even so this may not prove adequate to the needs of the youth population.

Action Plan

The first priority for open space in Mission Hill has to be maintenance, second would be rehabilitation and third would be the provision of new parks.

Maintenance

Maintenance of city parks is a concern throughout the city. Although the existing parks in Mission Hill are listed as being in "fair" or "good" condition, it is important that maintenance be the top priority in order that they remain so. Mission Hill's Urban Wilds, a scarce rural quality in an otherwise urban area, requires maintenance of their present natural state.

Two of these Urban Wilds are of particular interest: the "Meadowlands" at the top of the hill and the tract of land known as the "Back of the Hill." The "Meadowlands", owned by the New England Baptist Hospital, is presently under a five-year agreement with the Parks and Recreation Department, of which one year has already expired. While the "Meadowlands" is under this lease, every effort should be made to gain permanent control in order to prevent further institutional expansion. The Back of the Hill, owned by the Lahey Clinic, is presently slated for a three-phased housing development to be undertaken by the Back of the Hill Community Development Association. In the planning of the future phases, the City will be

concerned with preserving the existing character of the land wherever possible and the provision of sufficient open space to serve the new residents of the proposed housing.

Rehabilitation

The second priority, of course, is the rehabilitation of existing facilities. Once the problems of maintenance are addressed the next logical step is to improve the existing facilities so that they may become more of an amenity to the neighborhood. Certainly some improvements could be made to the Mission Hill playground such as better play equipment for the tot lot, or to Parker Hill playground, repair of the field house.

New Facilities

Third on the priority list is the construction of new recreation areas. There are numerous possibilities for new community gardens or small playgrounds which could be built on vacant lots around the Hill. Where ~~it~~ ^{the} ~~is~~ ^{are} feasible the City believes they should be undertaken by local non-profit organizations whose familiarity with the neighborhood will insure greater responsibility for maintenance and supervision. The Community Development Block Grant (CDBG) is a potential source of funding for such projects. The City's ability to convert vacant land into new recreation areas will depend on its ability to contain institutional growth. In the past ~~land hungry~~ ^{powerful} institutions, which were far more adept at purchasing land than the community, have gone unchecked in their quest to purchase every square foot of available open space.

In short, Mission Hill, with only 2.5 acres/1000, has a substantial need for new and better recreational facilities. Although the residents of Mission Hill have access to several facilities located just outside their neighborhood, these facilities are not used to full capacity because of social perceptions of territoriality. Over the next five years, the City and community should work closely together to monitor the neighborhood's

needs and priorities for open space.

Goals and Objectives

Goal: To maintain facilities as they exist and prevent any further deterioration.

Objectives: Preservation of Mission Hill's Urban Wilds: The "Meadowlands" and the "Back of the Hill"
Introduction of community maintenance of smaller parks through neighborhood based non-profit agencies

Goal: To rehabilitate existing facilities in order to increase opportunity and use .

Objective: Replace old and deteriorated equipment
Restore delapidated structures
Add to existing playgrounds

Goal: To alleviate pressure for new facilities by using existing facilities to their fullest

Objective: Organize a campaign to increase people's awareness of existing facilities
Increase use of institutional facilities by the general public

Goal: To provide new recreational areas

Objective: Parkland to be provided by the Southwest Corridor project
Increase use of vacant lots for Victory Gardens or small play lots

5 YEAR ACTION PLAN

1.	Maintain existing facilities				
2.	Parker Hill bleachers				
3.	Parker Hill Field House Renovations				
4.	Provide new equipment to Mission Hill Playground				
5.	Improvements to Mission Hill Extension Community Building				
6.	Southwest Corridor Playground				
7.	Construct new pocket parks and gardens at:				
	Back of Hill area				
	Top of the Hill				
	Calumet & Darling				

NORTH END/WATERFRONT
OPEN SPACE/RECREATION PLAN

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NORTH END OPEN SPACE PLAN

I. INTRODUCTION

This Recreation and Open Space Plan was undertaken by the Boston Redevelopment Authority in conjunction with the North End Little City Hall, The City of Boston Office of Program Development and the Parks and Recreation Department. The inventory is the result of an on-site inspection conducted by the neighborhood planner and The Little City Hall Manager.

Boston's North End is a unique urban neighborhood. It is in the heart of the downtown; it contains several sites which are on the Freedom Trail; it has many buildings which are on the National Register of Historic Places; its housing stock is among the oldest in Boston; and it is one of the most cohesive neighborhoods in the City.

The North End is a densely settled ethnic enclave where streets, alleys and playgrounds are the focal point of activity for a community whose primary interests center on family and social interaction. Tradition and order has prevailed for decades in the North End since it became the main port of entry for Boston's Italian community in the late 1800's. Here the physical and social structure was similar to that of the old world and offered comforting reminders of home in the foreign setting of urban America. For many immigrants, the North End became a permanent home. Others, more upwardly mobile, moved out, generally to newer and more spacious housing in the immediate suburbs.

The North End remains a symbolic center of the Italian community and many suburbanites return regularly to shop, visit with old friends and dine in the many Italian restaurants located throughout the area.

II. COMMUNITY CHARACTERISTICS

1. The Waterfront

Boston's new waterfront community, is also part of the North End. Geographically, though socially and physically, it is quite distinct from the traditional Italian neighborhood.

The Waterfront housing stock consists primarily of new and rehabilitated modern apartments and condominiums. Since 1970, approximately 1,000 luxury and market rental apartment units have been created either through new construction or conversion of warehouse buildings. There are now 186 units under construction and approximately 400 more units are planned. In addition to these units, lower cost housing is available in recently-completed subsidized developments. A 110-unit housing development at Fulton and Lewis Streets and a complex of 150 units for the elderly have recently been completed. Approximately 80% of these units are occupied by senior citizens from the North End. In the renovated Mercantile Wharf Building, 25% of the units are occupied by low-income residents receiving subsidies. Commercial and restaurant uses occupy the ground floors of most of the converted wharf buildings. Many of the buildings provide office space on the second and third floors with residential uses above.

Population and Income

In 1970, before the advent of urban renewal, U.S. Census data showed a population of approximately 422 in the Waterfront area. By the Summer of 1973, when the BRA conducted its own survey of Waterfront residents, there were 775 households, half of whom resided in the recently-completed Harbor Towers. (At that time, the median income was \$11,000 with 60% of the households having incomes over \$10,000). Virtually all the households consisted of one or two people. Most Waterfront residents were thirty years old or older; 38% of the households had incomes over \$25,000 and only 16% earned less than \$15,000. Most Waterfront residents (68%) were in professional or technical occupations.

Today, the residential population numbers about 3,300 and is expected to peak at about 4,500 when the urban renewal project is completed. The majority of the new residents, both in the luxury/market units and the subsidized units are either childless or have older children who no longer reside at home.

Land Use Patterns

Land use within the Waterfront Urban Renewal Project is predominantly residential. However, the housing stock is primarily converted mercantile warehouses rather than tenements. Housing on Fulton and Commercial Streets is very similar in size and scale to North End housing as it is attached 3- and 4-story brick structures. The old wharf buildings east of Atlantic Avenue have all been converted to housing with groundfloor commercial uses. The

converted wharf structures contrast greatly with the smaller scale buildings in the North End.

2. The North End

The North End of Boston is unique both physically and socially. Its population is primarily Italian, both in ethnic origin and social behavior. The neighborhood's lifestyle is still oriented around the Italian culture which places a heavy emphasis on the family, its traditions and its closeness. Recently, however, the North End has begun to attract a new, non-Italian resident population because of its proximity to the downtown business district and its reputation as a safe, low rent district.

Population

The North End's population declined by 23% from 1950-60 and by 14% from 1960-70 to 10,134 in 1970. The bulk of the later decline occurred before 1965 and since then the data indicate that the population has stabilized and, in fact, is increasing.

As a result of the population decrease between 1950 and 1970 the median age of the North End increased from 25-34 years of age in 1950 to 35-44 years of age in 1970. Since 1970 this trend has reversed itself primarily as a result of the large number of young people between the age of 25-34 moving into the North End. Approximately 40% of incoming residents between 1970-1974 were between the age of 25-34. Today, this 25-34 year olds are the single largest age group in the North End and represents approximately 16% of the area's total population.

Personal Income Levels

Analysis of the U.S. Census information reveals a large variation in incomes with a 1970 median family income of around \$8,300 in the North End excluding the Waterfront area. This is below the city's median of \$9,100, and also slightly below that of the city's older, predominantly working-class neighborhoods such as South Boston, East Boston and Charlestown. Approximately 25% of the population fell in the "below \$5,000" bracket while another 33% earned over \$10,000. The large majority of families were in the moderate- to low-income range between \$6,000 and \$10,000. The major reason for the low median income is the larger than average number of retired people residing in the North End.

Land Use Patterns

Physically the North End consists of four- and five-story brick tenements constructed at the sidewalk line. The predominant use is residential although groundfloor commercial is prominent throughout the neighborhood, particularly on Prince, Endicott, North, Richmond and Fleet Streets. The primary commercial area with mixed groundfloor commercial and residential use above is located on Hanover and Salem Streets.

Transportation

Public transportation in the North End/Waterfront could hardly be better. Two major transportation nodes, North Station and Haymarket Station, located on the periphery of the North End provide access to the MBTA Orange and Green Line Rapid Transit lines as well as to commuter rail at North Station. In addition, extensive bus service operates from both Haymarket and North Station. The Waterfront is serviced primarily by the MBTA Blue Line at the Aquarium stop on State Street. The area has easy access to the region's highway system via the Central Artery which separates the neighborhood from Government Center and the Downtown. However, the primary mode of transportation within the neighborhood is by foot.

III. GOALS AND OBJECTIVES

Goal:

To provide indoor recreational facilities.

Objectives:

- a. Complete rehabilitation of North Bennett Street Bath House.
- b. Construct indoor recreational complex with swimming pool, gym, etc.
- c. Renovate North End Pool Bath House.

Goal:

To maximize opportunities for the development of new recreational facilities.

Objective:

Construct MDC Park on Piemonte Car Wash site.
Construct boat landing at MDC Park.
Construct Long Wharf Park.

Goal:

To provide continuous open spaces and public access along the Waterfront.

Objective:

Incorporate public access and open space into new development along the Waterfront.

- o Promote public marina at T Wharf.
- o Promote public landing at Long Wharf.
- o Promote commuter boat facility at Rowe's Wharf
- o Promote pedestrian walkways connecting public access links along the Waterfront.

Goal:

Maximize use and accessibility of existing recreational facilities.

Objective:

Rehabilitate and redevelop existing facilities.

- o Redesign ball fields and improve swimming pool at Andrew Puoplo Playground. (North End Playground)

IV. OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Vincent Cutillo Playground	P&R	H-3 .29	Basketball court-1 tot lot	Teens	Poor	Capital Imp. Maintenance
Defillipo Playground	P&R	H-3 1.13	Basketball court-2 tot lot-1, terraces sitting areas	Teens 3-8	Poor	Phase I planned Phase II approval needed
Rachel Revere Playground	P&R	H-3 0.8	Open play area benches	All ages	Excellent	Maintenance
Andrew Puopolo Park North End Park	P&R	M-2 3.60	Diving pool, swim- ming pool, wading pool, basketball court, softball fields	All ages	Fair-Poor	Capital Imp.
Joseph P. Langone Park	P&R	M-2 2.9	Little League Field tot lot, park, bocci courts	8-18 3-18 All ages adults, elderlymen	Good	Maintenance
Christopher Columbus Park (Waterfront Park)	P&R	M-2 4.4	Tot lot park	All ages	Excellent	Maintenance
Captain Louis Polcari Playground	P&R	H-3 .4	Basketball court-2 open paved area	All ages	Poor	Capital Imp.
Charter Street Playground	P&R	H-3 .23	Basketball court-2 tot lot	Teens	Poor	Capital Imp.
Paul Revere Mall	P&R	H-3 .83	Tot lot, mall/ sitting	3-8 all ages	Fair	General Imp. Maintenance

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities for
Copps Hill Terrace	P&R	H-3 .6	Passive area	All ages	Fair	General Impr. Maintenance
North Square	P&R	H-3 .01	Passive visual area		Excellent	
Foster Street Playground	P&R	H-3 .01	All unusable		Abandoned	Redevelop Maintenance
Douglas Court	P&R	H-3 .01	All unusable		Abandoned	Redevelop Maintenance
Copps Hill Cemetery	P&R	H-3 2.04	Cemetery	Tourists	Good	
Cleveland Place	Real Property	H-3 .04	None			Acquire and develop
Christopher Columbus Plaza		H-3 .05	Passive Sitting area	Elderly	Good	
MDC Skating Rind & Proposed Park	MDC	M-2 3.5	Skating rink	All ages	Good	
		<hr/> 20.66				

V. NEEDS ASSESSMENT

The North End and Waterfront contains approximately 20 acres of open space, an average of approximately 1.4 acres per 1,000 population. Most sites are small playgrounds serving the immediate residential neighborhood. Only three facilities are over one acre in size and all are less than five acres. Partly as a result of the lack of open space in the North End, existing parks and playgrounds receive heavy use. This accounts for the fact that facilities in this neighborhood tended to be in generally worse condition than those in the City as a whole. The North End needs much greater maintenance to its parks.

Need for New Open Space

Due to its high density, the opportunities for new open space in the North End are limited to the Waterfront area.

In 1968, the City began a major effort to develop new open space in the North End/Waterfront. To date, this effort has resulted in the addition of approximately 10 acres of public open space as well as for the provision of public access to open space along the water's edge. As a result, a major recreational complex consisting of a park, pool, playground and MDC skating rink extends from the Coast Guard Station to the Charlestown Bridge. The last phase in the development of this complex, an MDC park will be under construction soon. Other new facilities include the Christopher Columbus Park (Waterfront Park), the Aquarium Plaza, a small park adjacent to the Christopher Columbus Elderly Housing and public access to open space on Lewis Wharf. New public spaces are planned on Long Wharf, Rowes Wharf, Sargents Wharf and T Wharf. (See section on the Central Harbor)

The implementation of these proposals will achieve the goal of providing continuous open spaces and public access along the Waterfront from the Northern Avenue Bridge to the Charlestown Bridge. This goal will be achieved through private development which provides public access and connections to public parks and the Harbor.

Indoor Recreational Complex

The North End has long expressed the need for an indoor recreational facility as a community priority. To partially satisfy this need, the City has currently allocated some \$300,000 for renovation of the North Bennett Street Bath House.

The Bath House improvements will satisfy the short-range needs for a recreational facility but will by no means alleviate the need for a total indoor recreation complex. The community would still need a total indoor recreation complex which would include an indoor swimming pool, regulation size gym, and other indoor recreational facilities not currently available in the North End. Such a complex could be constructed in Polcari Playground adjacent to the Bath House. A recreational committee has been established by the North End Task Force to identify potential

sites and sources of private funding. It is likely that public funds would be needed to supplement those from sources identified by the committee.

Rehabilitate Existing Facilities

Andrew Puopolo Playground (North End Playground)

Since the North End has limited opportunity to develop new active recreational facilities, it must make every effort to rehabilitate and maintain the existing facilities. The existing facilities are mostly small, and in generally poor condition. The North End is specifically deficient in adequately-sized playfields. Football, softball and baseball are accommodated at only the Andrew Puopolo (North End) Playground. This facility contains two ballfields which need to be redesigned and rehabilitated. The other facilities in the playground, the basketball courts, the pool areas and the Bath House all need extensive renovations.

DeFilippo Playground

DeFilippo Playground is the North End's second largest active recreational area. Although the playground is not large enough for ballfields or open areas for informal games, it includes two basketball courts, a tot-lot and passive sitting areas on the terrace.

The playground is scheduled to be improved and consultants have been hired to prepare plans for total renovations of the facilities. \$75,000 for Phase I of the renovations has been funded. It is anticipated that a second phase of funding will be necessary to complete the renovations which will include redesign, landscaping, lighting and new equipment.

Polcari Playground

This playground contains three basketball hoops, two of which are broken and a blacktop area. \$15,000 has been allocated for improvements. Before improvements are scheduled, it should be determined if an indoor recreational center should be constructed on this site. If yes, then the present allocation should be deferred until the center is constructed. If no, then a master plan for improving Polcari Playground should be prepared.

Charter Street Playlot

A master plan for the improvement of the Charter Street Playground should be prepared. This facility is in poor condition and most of the existing play equipment is unusable. This playground should be designed to provide a play area for children at the Elliott School which is across the street.

Foster Street Playground and Douglas Court Playground

Foster Street Playground and Douglas Court Playground are virtually abandoned facilities. There is no equipment in the Foster Street Playground and the cars are often parked there. Both facilities should be reconstructed as playgrounds.

Cuttillo Playground

Cuttillo Playground was constructed when the old MDC Skating Rink was demolished. The facility is in poor condition but usable and needs complete renovation. The tot lot should be reconstructed to serve young children. The basketball court which serves teenagers should either be reconstructed or replaced with a tennis court which serves the same age group.

Maintenance

A program of neighborhood control of maintenance should be developed to maintain the parks and playgrounds once they are reconstructed. Without such a program the facilities

Activities

Tennis is a popular activity but there are no tennis courts in the North End. Several of the existing facilities, (i.e., DeFillipo, Cuttillo and Foster Street Playgrounds), could accommodate tennis courts. However, in order to do so would mean the elimination of other popular activities like basketball.

<u>Facility</u>	<u>Standard 1,000 per people</u>	<u>Need</u>	<u>Existing</u>	<u>Deficit</u>
Baseball Diamonds	1 per 6,000	2.5	0	2
Softball Diamonds/ Little League Fields	1 per 3,000	5	3	2
Tennis Courts	1 per 2,000	7.5	0	7
Swimming Pools-25 meter	1 per 10,000	1.5	1	
Swimming Pools-50 meter	1 per 20,000	.75	0	
Basketball Courts	1 per 500	30	7 (3 usable)	23
Open Space	10 acres per 1,000	150	20.66	129
Playlots	1 per 500-2,500	30-6	7 (2 abandoned)	1
Vest Pocket Parks	1 per 500-2,500	30-6	1	5
Neighborhood Parks	1 per 2,000-10,000	7.5-1.5	3	4
District Parks	1 per 10,000-50,000	1.5-.3	1	.5
Metropolitan Parks	1 per 50,000	0	0	-
Regional Parks	1 per 10,000	0	0	-

Note: These standards are not designed for densely-populated inner city neighborhoods where it is virtually impossible to provide the number or type of facilities required to conform to those standards. Nonetheless, the standards do reflect that the North End is deficient in adequate size playfields, basketball courts and tennis courts. The intent of the 5 year plan is to upgrade existing and to provide additional active recreation facilities wherever possible.

INVENTORY OF EXISTING FACILITIES

	<u>Facility</u>	<u>Acreage</u>	<u>Type Facility</u>	<u>Condition</u>
0301	Vincent Cutillo Playground	.29	Playlot	Poor
0302	DeFillipo Playground	1.13	Playground	Poor
0303	Rachel Revere Playground	.08	Playlot	Excellent
0304	Andrew Puopolo Park (North End Park)	3.60	Playground	Fair
	Joseph P. Langone Park	2.9		
	Bocci Courts			
	MDC Skating Rink and Proposed Park	3.5	Skating Rink	Good
	Christopher Columbus Park		Passive	
0305	Waterfront Park	4.4	Multi purpose park	Good
0306	Capt. Louis Polcari Playground	.4	Playlot	Poor
0307	Charter Street Playground	.23	Playlot	Fair
0308	Paul Revere Mall	.83	Mall	Fair
0309	Copps Hill Terrace	.6	Squares/Malls/ Plaza	Fair
0310	North Square	.01	Square	Good
0312	Foster Street Playground	.1	Platlot	Abandoned
0313	Douglas Court Playground	.01	Playlot	Abandoned
	Copps Hill Cemetery	2.04	Open Space	Good
	Cleveland Place Playlot	.04	Playlot	Poor
	Christopher Columbus Plaza	.05	Plaza	Good
		<u>20.66</u>		

VI. FIVE YEAR ACTION PLAN

<u>Five Year Action Plan</u>				
A. <u>Provide Indoor Recreation Facilities</u>	1	2	3	4
1. Complete renovation of North Bennet Street Bathhouse				
2. Construct indoor recreational complex				
3. Renovate North End Pool Bath House				
B. <u>Develop new facilities</u>				
1. Construct MDC Park				
2. Construct boat landing @ MDC Park				
3. Construct Long Wharf Park				
C. <u>Provide public access along Waterfront</u>				
1. Incorporate public access into new development				
2. Public marina at T Wharf				
3. Public landing at Long Wharf				
4. Commuter boat facility				
5. Pedestrian walkways				
D. <u>Maximize use and accessibility of existing facilities</u>				
1. Rehab existing facilities				
a. Andrew Puopolo Playground (North End Park)				
1. Redesign softball fields				
2. Rehabilitate basketball courts				
3. Improve swimming program				
4. Provide tennis courts				

Five Year Action Plan

b. Cutillo Playground (total redevelopment)	1	2	3	4	5
c. Polcari Playground (total redevelopment)					
d. DeFillipo Playground (total redevelopment) Phase I Phase II					
e. Charter St. Playground (total redevelopment)					
f. Foster St. Playground (total redevelopment)					
g. Douglas Court Playground (total redevelopment)					
Cleveland Place Playlot					
1. Acquire from Real Property					
2. Develop as recreational facility					

Maintenance/Management

1. Improve and expand municipal
maintenance
2. Expand staff
3. Develop community maintenance
programs

OPEN SPACE AND RECREATION PLAN
ROSLINDALE

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Roslindale Open Space Plan

I. Community Characteristics

Roslindale is an ethnically diverse community of 33,000 people located in the southwestern section of Boston. It is primarily a neighborhood of sound, one and two family homes.

In 1970, the population of Roslindale was 32,911 with 16.2% of the residents between 0 and 9 years; 17.4% between 10-19 years; and 20.7% over age 60. This neighborhood ranked second, city-wide, in its percentage of elderly persons.

In 1970, 3.5% of the population was classified as Minority. Boston Redevelopment Authority population estimates for 1976 indicate a total population in Roslindale of 33,211 with a 5.7% Minority population.¹ Population projections for the year 2000 are 27,568 for this neighborhood.²

This community contains 1,712 acres, and, based on 1970 census data, has a density of 19.2 persons per acre. There are 30.25 acres in public open space, including 9.03 acres in school playgrounds. The public Urban Wilds sites in Roslindale are all vistas; hilltops affording spectacular views, but no open space acreage. Privately-owned sites which have been designated Urban Wilds total 96.34 acres. Urban Wilds are sites which have been judged by the City to have significant natural features and potential as either recreation or conservation areas. They may be publicly or privately owned.

In 1970, Roslindale's median family income was \$10,539, compared to \$9,133 city-wide. A 1978 survey indicated a median family income of approximately \$16,500 among the households surveyed.³ Roslindale has an extremely high percentage of owner-occupied housing. In 1970, over 88% of the total units in the neighborhood were owner-occupied,⁴ compared to 27% for the City; current conditions appear to be similar.

Roslindale's predominant land use is residential, mostly single and two-family homes, with triple deckers found in the Lower Washington Street section. The Lower Washington Street area also contains light manufacturing uses. The major commercial node is Roslindale Square; other commercial areas are along Washington Street/Highpoint Village area; and the American Legion Highway. In addition, there are two public housing developments, both of which require extensive renovation. The Archdale development is at Washington Street and Archdale Road; Washington-Beech is located at Washington and Beech Streets.

There are some five acres of vacant land along the proposed Southwest Corridor right-of-way. By the time the highway project was cancelled

in 1972, many homes had been demolished, creating the vacant parcels. Some of this land could be developed for housing, and other portions set aside for additional open space, which the neighborhood badly needs.

Land use patterns are not expected to change radically in the future. The proposed Southwest Corridor project, with the attendant land takings, accounted for the projected decrease in Year 2000 population. In fact, development of some of the vacant corridor land is expected, and total neighborhood population should increase slightly in the future. Another change in land use is the rehabilitation of the Roslindale High School into approximately 100 units of elderly housing. This will get underway by Spring, 1980. Neither of these changes should put a great demand on the sparse open space in Roslindale. The High School will contain its own facilities for passive recreation, and portions of the Southwest Corridor land should be set aside for open space as redevelopment of the land progresses. No increased demand for facilities is expected; however, there is not sufficient open space to meet the current needs of the population of Roslindale at this time. (See the "Needs" sections, below.)

Roslindale is at the cross-roads of Southwest Boston. As such, it has good highway access. Major routes include the American Legion Highway, Cummins Highway, West Roxbury Parkway, and Washington Street. In addition, bus service from the Orange Line MBTA terminal at Forest Hills is frequent, as all but one current bus route passes through Roslindale. The Needham Branch of the commuter rail service has been shut down until 1985, while the Southwest Corridor project is constructed. A major issue is the type of service to be provided when the line re-opens: rapid transit or upgraded commuter rail. Current State policy is for commuter rail upgrading while retaining the option of rapid transit service in the future.

Roslindale's population, density, income levels and land use factors relate to open space policies in the following general ways: neighborhood residents are under-served in their recreation opportunities. Because there is no Community School in Roslindale, it is necessary for students to travel to West Roxbury or Jamaica Plain to have access to indoor sports facilities. Almost 34% of the residents are under 19, and there are only two playgrounds in the community which contain basketball, baseball and/or football facilities. Great demand for elderly sitting areas can also be expected in this neighborhood, since 20% of the residents are over 60. Adams Park, in Roslindale Square, has a few benches along the Washington Street side. This is the only sitting area in Roslindale, however.

Many of the homes have backyards, but, particularly in the case of the triple deckers, these are small spaces which do not afford an individual family much "private open space". The degree of car ownership (71.9%) indicates an ability to travel to recreation facilities; however, despite the

proximity of the Arnold Arboretum and the Stony Brook Reservation, these facilities do not appear to play a major role in Roslindale's recreation activity. This neighborhood can be expected to have a demand for traditional sports activities, like baseball, softball and basketball.

II. GOALS AND OBJECTIVES

Open space, for the purposes of this report, is divided into two general categories: (1) conservation areas, which may include passive recreation uses like birdwatching and walking and (2) recreation areas, which include facilities for both passive recreation, and active forms of recreation.

A. Conservation Areas

Roslindale does not have any publicly-owned land areas which could be considered conservation areas at this time. Conservation lands contain significant natural features and are protected by public ownership or controls to preserve the land. As open space, they may or may not include passive recreation opportunities.

Goals and Objectives

1. Seek to acquire conservation lands in order to augment the amount of open space in Roslindale.

Survey the five designated private Urban Wild sites to determine which ones, if any, could be classified as conservation properties.

- Survey vacant land along the Southwest Corridor to determine if any of these parcels could be classified as conservation areas.

2. Develop citizen awareness of conservation lands.

Institute conservation programs in schools.

Develop a constituency for conservation to assist in acquisition efforts.

3. Develop suitable recreation uses in conservation lands.

As acquired, inventory conservation lands for potential recreation uses.

Discuss needs and desires for recreation opportunities in conservation areas with citizens and conservation groups.

Provide access to areas which contain recreation uses.

B. Recreation Areas

All of Roslindale's open space is classified as recreation. These are sites which offer specific facilities for some form of active or passive recreation. There are 30.25 acres classified as open space recreation sites.

Goals and Objectives

1. Maintain recreation facilities and programs.

Work with community/neighborhood groups to develop innovative maintenance programs as appropriate.

Develop "Parks Awareness" programs to decrease vandalism and littering.

2. Work with neighborhood groups to determine recreation priorities.

Work to establish constituencies in each neighborhood for parks and recreation issues.

3. Form a Southwest Corridor Land Task Force

Study the vacant Southwest Corridor land to determine sites appropriate for recreation.

Work to get these identified sites developed for recreation uses.

Determine which recreation uses are needed and desired by the community.

4. Maximize opportunities for development and expansion of recreation areas.

Using priorities established with the community, acquire new sites and provide needed programs.

Develop funding sources to accomplish this, including private sources of recreation money.

5. Work with residents of the two public housing developments, Washington-Beech and Archdale, to develop better recreation resources.

Rehabilitate the recreation building at the Archdale development.

Encourage a tenants maintenance effort to keep the new tot lot at Washington-Beech in good condition.

Work to increase awareness of other recreational resources in the Roslindale area, including the Arboretum and organized sports groups.

6. Assure access to recreation facilities.

Study the feasibility of establishing parking areas at existing facilities.

Provide handicapped access where difficult or unavailable.

Insure handicapped access in all new recreation facilities.

III. INVENTORY

Inventory sheets for Roslindale's recreation areas follow. There are no publicly owned conservation lands in Roslindale.

IV. NEEDS ANALYSIS

The National Parks and Recreation Association (NPRA) has set Standards for open space in a community. The Standards are 10 acres of open space for every 1,000 people. The chart below summarizes the open space in Roslindale.

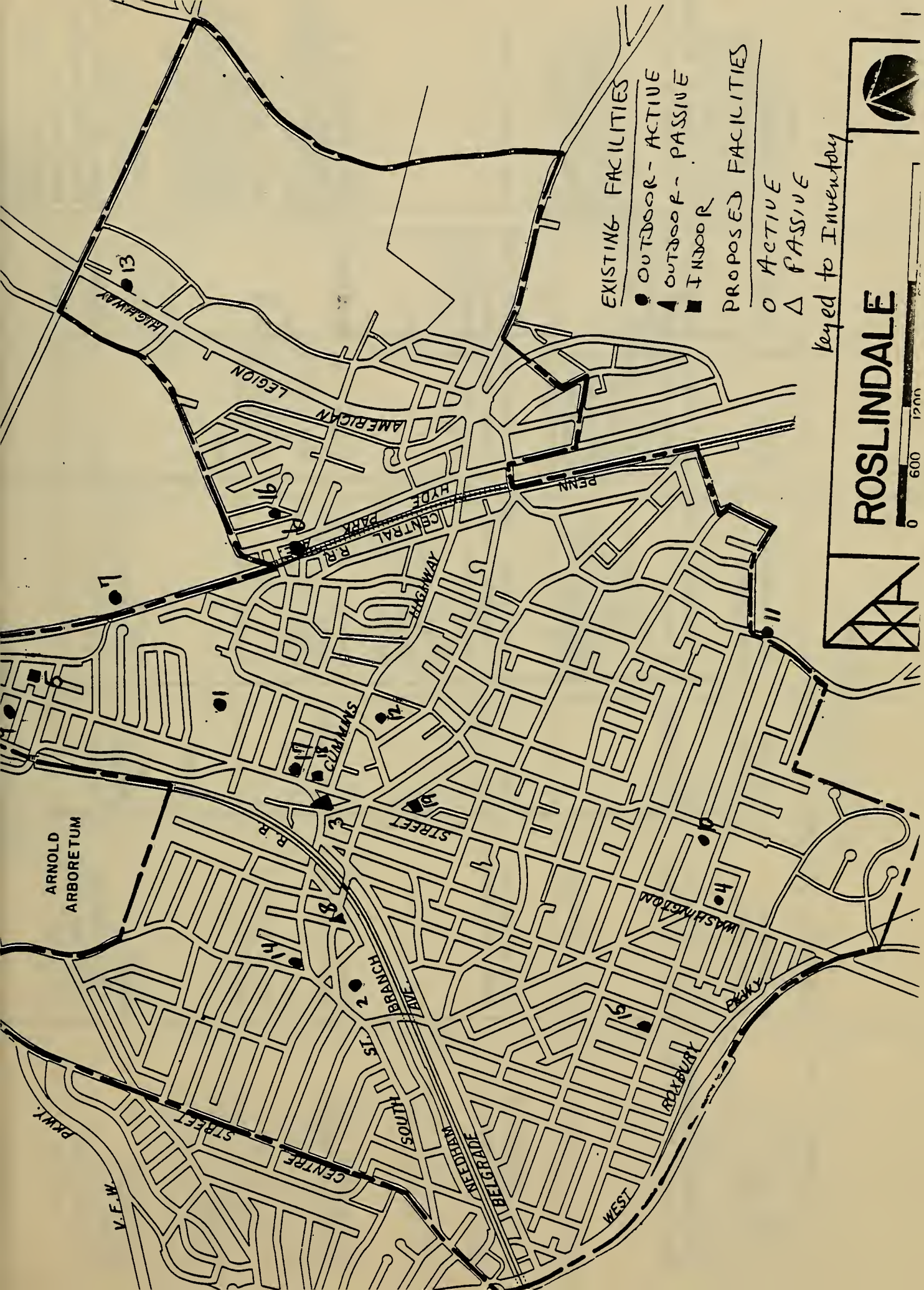
<u>1970 Population</u>	<u>Acres Open Space*</u>	<u>Acres Open Space/ 1,000 Persons</u>	<u>NPRS Standard</u>	<u>Difference</u>
32,911	30.25 Including 9.03 acres of school playground.	.91	(10/1,0000 329.1	-298.85

* All open space in Roslindale is classified as "recreation"

With only 30.25 acres of open space, Roslindale is severely deficient in open space acres. Only Chinatown, of all the City's neighborhoods, has less open space acreage. While the NPRA Standards may be "generous" for neighborhoods with medium to low density residential characteristics, the existing ratio of .91 open space acres per 1,000 people is certainly inadequate.

A. Conservation Areas

Open space in Roslindale is in short supply. As part of a balanced program to provide additional open space to the community, conservation land should be acquired by the City. The chief source of conservation



EXISTING FACILITIES

- OUTDOOR - ACTIVE
- ▲ OUTDOOR - PASSIVE
- INDOOR

PROPOSED FACILITIES

- ACTIVE
- △ PASSIVE

keyed to Inventory

ROSLINDALE



OPEN SPACE INVENTORY

Inventory for Roslindale - Recreation Facilities

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
James Healy Playground (Washington & Fifth Sts.)	City of Boston/ Parks Department	R-5 9.63 acres	2 basketball courts 3 baseball fields 1 pool 1 field house floodlights benches, bubbler bleachers	Roslindale neighborhood Little League adult league baseball players, Archdale residents	good/fair pool recently renovated by the City	playground is extremely heavily utilized
Fallon Field (South & Roberts Sts.)	City of Boston/ Parks Department	R-8 7.57 acres	3 basketball courts 2 baseball fields street hockey rink tot lot 2 tennis courts floodlights benches, bubbler	neighborhood street hockey rink used by youths	good, field recently renovated by the City	very heavily used
Irving Adams Park (Roslindale Square)	City of Boston Parks Department	B-2 0.77 acres	walkways, mature trees, seasonal plantings	Visitors to Roslindale Sq.	excellent	benches need to be provided, particularly for elderly residents
Washington Beech Housing Development (Washington & Beech) Streets	Boston Housing Authority	R-.5 .50 acres	2 tot lots sitting area	residents of the develop- ment	good	New installation. Needs maintenance to pick up broken glass. Needs play facilities for teenagers.
Archdale Housing Development (Washington St./ Archdale Road)	Boston Housing Authority City of Boston Parks Department	R-.8 .53 acres	Playlot recreation building		abandoned abandoned	rehabilitate Renovate. Innovative funding/maintenance ideas must be explored for public housing recreation. Facilities to serve

Roslindale - Recreation Facilities

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Cardillo Playground (Hyde Park Avenue/ Blakemoor Street)	MDC	L-.5 .30 acres			abandoned	Relocate to 457-485 Hyde Park Avenue. Provide active recreation facilities, total, sitting area
Pagel Playground (Hyde Park Avenue Brookway Footpath)	MDC	M-1 1.9 acres	2 tennis courts 2 swings		poor	Expand this facility on adjacent DPW-owned property to Hunter St. Provide active recreation
Gustav Emmel Square (Robert/S. Fairview Sts)	City of Boston	R.5 .02 acres	Traffic Island 2 trees		good	
<u>Parks Subtotal:</u>		<u>21.22 acres</u>				
<u>School Playgrounds</u>						
Henry Abrahams (Mahler & Colgate Sts.)	City of Boston School Department	0.75 acres	paved area; swings basketball hoops, etc.	school children/ neighborhood residents after school	good/fair	Explore, through parent-school groups, ways of increasing recreation facilities at school
Bates (Beech & Cedrus Sts.) George H. Conley (Poplar & Dale Sts.) Washington Irving (Cummins Highway/ Hawthorne St.) Dennis C. Haley (570 American Legion Hwy)		R-.5 1.38 acres S-.5 1.63 acres R-.5 2.47 acres R-.5 .60 acres				Explore alternative maintenance arrangements with parents/ school officials/ civic groups

OPEN SPACE INVENTORY

Inventory for Roslindale - Recreation Facilities

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
(School Playgrounds cont.) Longfellow (South St./Walter)	City of Boston School Department	L-5 0.54 acres		School Children; neighboring residents after school		Explore ways of increasing recreation facilities at schools. With parents/school officials/ civic group explore alternative maintenance arrangements.
Mozart (Beech & Havana Sts.)	↓	S-5 0.56 acres				
John D. Philbrick (Philbrick & Jewett Sts)		R-5 0.56 acres				
Charles Sumner (Basile Street)		R-5 0.54 acres				
Playground Subtotal:		9.03 acres				
TOTAL OPEN SPACE:		30.25 acres				
INDOOR RECREATION FACILITIES:						
Roslindale Municipal Buildings (Washington St./Square)	City of Boston/ Parks Department		gymnasium, arts & crafts programs		good	
Parkway Boys Club (Washington St./Square)	Private/Non-Profit		Bowling alley		under renovation	

OPEN SPACE INVENTORY

Inventory for Roslindale - Recreation Facilities/Adjacent Open Space

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
The following sites are not included in Roslindale's Open Space acreage because they are located outside of the neighborhood boundaries, or adjacent to the community. Because of their size, however, they offer additional recreation opportunities for Roslindale. Community residents should be encouraged to use these parks and to become involved in established groups which take care of these open spaces.						
Arnold Arboretum, Jamaica Plain	City of Boston Harvard University Harvard manages the entire Arboretum	223 acres 42 acres 265 acres	nature walks, rare trees and plants			
Stony Brook Reservation, Hyde Park	MDC	469 acres				
George Wright Golf Course Hyde Park	MDC	158 acres				
Bellevue Hill - part of West Roxbury Parkway, West Roxbury	MDC		Portion in West Roxbury, across West Roxbury Parkway		poor-no longer a park	Potential to reclaim the highest point in Boston for a park.
West Roxbury Parkway (Washington/Centre Sts.) boundary between Roslindale/West Roxbury	MDC	22.95 acres	Parkway	motorists; open space for abutting homes	good	Preserve the open space
TOTAL:		914.95 acres				

land is the privately owned Urban Wilds parcels. These parcels have been surveyed and determined to have at least one significant natural feature. The survey should be updated to note which sites could be designated conservation land, if any. Other Urban Wild sites may be suitable for recreation uses, and this should also be noted.

Special user groups for conservation land certainly include the elderly, which comprise 20.7% of Roslindale's population. Conservation areas, with developed passive recreation facilities such as paths, benches, etc. would serve this group. Provisions for handicapped persons to enjoy these sites should also be made.

B. Recreation Areas

All of Roslindale's 30.25 open space acres are classified as "recreation" uses. Recreation areas may be divided on the basis of activities pursued and facilities available. Active uses include sports activities such as tennis, softball, basketball, as well as gymnasium facilities, swimming pools, etc. Passive uses include picnic areas, hiking paths, trails, etc.

The NRPA also set standards for active vs. passive recreation in a community. Their Standards call for 50% of the open space to be for active recreation, and 50% for passive recreation. The chart below summarizes Roslindale's recreation acreage.

Total Recreation (50%)	Active Recreation	NRPA (50%)*	Passive Recreation	NRPA
Acres	Acres	Standard	Acres	Standard
30.25	29.46	164.55	0.79	164.55

* This is according to the NRPA Standard/1,000 persons discussed above - 329.1 acres for Roslindale.

Even taking into account the private backyards and relatively low residential densities in Roslindale, this neighborhood is woefully inadequate in recreational open space.

Roslindale's passive recreation areas include Adam's Park in Roslindale Square, and Gustav Emmel Square, a landscaped traffic island. Attractive, well-maintained Adams Park, with its mature trees, could be better utilized as a sitting area, particularly for elderly persons, with the installation of more benches. The neighborhood could use additional open space for passive recreation, since .79 acres to service 33,000 people is not enough.

The remaining 29.46 acres are devoted to active recreation areas. These include Healy Field and Fallon Field, and school playgrounds. These fields are very heavily used, and Healy, particularly, looks it. Both of these fields were recently refurbished by the City. Because of extremely heavy use, maintenance of the facilities should be increased.

The school playgrounds are generally asphalt areas, with some type of equipment, such as swings, basketball hoops, etc. These areas are generally in good/fair condition, but usually lack any kind of grassy play area.

The National Parks and Recreation Association has Standards for active recreation facilities. A summary chart follows:

<u>Facility</u>	<u>NPRA Standard/Recommended 1,000 people</u>		<u>Available</u>	<u>Deficient</u>
Baseball Diamonds	1 per 6,000	5.5	5	.5
Softball Diamonds (and/or youth diamonds)	1 per 3,000	11	-	11
Tennis Courts	1 per 2,000	16.5	4	12.5
Basketball Courts	1 per 500	66	5	61
Swimming Pools - 25 meter	1 per 10,000	3	1	2
Swimming Pools - 50 meter	1 per 20,000	1.5	0	1.5
Open Space				
Playlots	1 per 500-2,500	33	3	30
Vest pocket parks	1 per 500-2,500	33	-	33
Neighborhood parks	1 per 2,000- 10,000	5	2	3
District Parks	1 per 10,000- 50,000		1	0
Large urban parks	1 per 50,000		1	0
Regional parks	Serves entire population			

As can be seen from the chart, Roslindale is deficient in active recreational facilities. Even where the standards seem excessive (particularly basketball courts), Roslindale does not have half of the recommended facilities. Additional softball diamonds, tennis courts and playlots are needed. Without additional facilities, Roslindale residents are not able to enjoy different types of outdoor sports without leaving their neighborhood. For this neighborhood, the Standards are perhaps excessive, but a goal of reaching 75% of the recommended facilities (except for basketball) would be a realistic one.

One area of Roslindale where the need is particularly acute is in the Southwest Corridor area. Two Playgrounds, Cardillo and Pagel, are eyesores and hardly constitute recreation facilities. They should be relocated and rehabilitated.

Another acute recreation need is in the public housing developments. Almost totally surrounded by asphalt, these projects offer little even in the way of green open space. A recreation building owned by the City at the Archdale Development needs to be rehabilitated and opened not only to Archdale residents, but to the entire community. Innovative methods of management and maintenance are needed to make this project viable, however, given the constraints on the City's parks budget.

At the Washington-Beech Development, a passive sitting area and a tot lot were recently refurbished. A tenant task force on recreation should be developed to prioritize additional recreation needs, as well as help insure the viability of the new improvements.

Basketball courts, softball diamonds, tennis courts are all missing at the public housing developments. There are simply no facilities for the large number of children/youths. The funds available to the Housing Authority are inadequate; but innovative ways of providing recreation opportunities within these developments should be explored with the tenants, the Housing Authority and the City.

A need which is not confined to Roslindale is for increased parks maintenance. The City must be willing to allocate admittedly scarce resources to maintain the substantial investment it has in Fallon and Healy Fields. So, too communities must be willing to explore ways of maintaining some smaller park areas themselves, in recognition of the benefit they derive from a clean well-kept open space.

A second city-wide need is for handicapped access to the parks and facilities. The playing fields are generally accessible to handicapped persons, but they do not contain special facilities, such as lowered drinking fountains, modified tables, etc. for handicapped persons. As a park is refurbished, modification of facilities for handicapped persons should be included.

In 1970, almost 72% of Roslindale residents had at least one automobile. Yet, parking facilities at the playing fields are very poor. The feasibility of providing parking at existing facilities should be explored. Provisions of ample parking at any new facilities, particularly given the scarcity of facilities, and need of many residents to travel to them, is a need of this neighborhood.

IV. Five Year Action Plan

Priorities for Action in the next five years for Roslindale include:

1. Provide additional recreation open space in Roslindale.

The opportunity to utilize some of the vacant Southwest Corridor land as parkland or conservation land needs to be explored. In either case, portions of this vacant land should be left as open space in Roslindale.

Two playgrounds in the Southwest Corridor area should be improved. Cardillo Playground should be relocated to 457-485 Hyde Park Avenue. This is a vacant, DPW-owned parcel adjacent to the Barron School. The continued use of the Barron School as an educational institution is in some question. If the building remains a school, the relocated playground should incorporate the needs of the school children for outdoor recreation. If the Barron School is closed, whatever re-use of the building occurs should also utilize the relocated playground. The surrounding neighborhood, in any case, needs a better recreation facility. Both active areas, and passive areas for sitting and a tot lot, should be included here. The present site of the Playground should be considered for commercial re-use.

Pagel Playground, which in very poor condition, is actually in the Forest Hills neighborhood. However, Roslindale residents look to the Playground as a resource for their neighborhood as well. The facility should be extended to Hunter Street on the adjacent DPW-owned property. The few swings could be relocated; and additional tennis courts could be constructed.

Other vacant parcels of land throughout this community should be surveyed and analyzed as possible recreation land.

2. Urban Wilds

While these acres are in private ownership, and are not open to the public, they currently do, de facto provide respite from development in this neighborhood. The City should re-survey the Urban Wilds in Roslindale and determine which ones are suitable for recreation uses and which ones are suitable, if any, for conservation uses. Then, a concerted effort to acquire the properties through a variety of methods, including easements, gifts, purchases, etc. should be undertaken.

At the very least, the Urban Wilds should be protected through a system similar to the "Special Natural Area" zoning in New York City. Under this designation, permits from the City Planning Commission or Conservation Commission are required prior to development. This system does not preclude development, it merely tries to recognize and maintain significant natural features of a site.

3. Public Housing Recreation

Roslindale's public housing developments are totally lacking in active recreation opportunities for teenagers and pre-teenagers. Provision of new facilities in the developments should be a priority in this community in the next five years. Working with the tenants and the Housing Authority, innovative ways of both developing and maintaining the needed facilities should be explored.

One possibility is the rehabilitation of the recreation building at the Archdale development. Working with the Washington Hills Association, perhaps a similar opportunity can be developed for the Washington-Beech development.

The following chart summarizes a Five Year Strategy for Open Space:

FIVE YEAR ACTION PLAN

Activity	1	2	3	4	5
<u>Park Rehab/Restoration</u>					
James Healy Playground refurbish ballfields					
Archdale Recreation Building complete rehabilitation					
<u>Park Redesign/Reconstruction</u>					
Cardillo Playground relocate; design/implementation					
Pagel Playground expand on adjacent property; design/implementation					
Explore ways of improving existing school playgrounds					
<u>New Park Construction</u>					
On appropriate sites in Southwest Corridor - locate/ design/implementation					
In privately-owned Urban Wilds, if/when acquired by the City					
<u>New Recreation Facilities</u>					
Tennis Courts Softball Fields Sitting Areas Tot Lots For all facilities; feasibility/design/ implementation					
<u>Recreation Programs</u>					
In conjunction with the School Department, institute programs at the school playgrounds					

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Provide community-wide recreation programs at Archdale Recreation Building, when rehabilitated

Expand recreation programs for elderly and handicapped persons

Planning

Work with Archdale residents to rehabilitate the recreation building and to provide additional recreation opportunities at the development

Work with Washington-Hills Association and tenants to maintain new tot lots at the Washington Beech development, and to provide additional recreation opportunities

Establish a Southwest Corridor land re-use task force to identify suitable recreation sites in corridor land

Evaluate private Urban Wilds sites for: acquisition potential and suitable recreation/conservation uses

Update and revise open space and recreation plan with assistance of community residents

Coordinate neighborhood open space and recreation activities

Participate in CDBG/Capital Budget process to allocate funds for parks/recreation purposes

**OPPORTUNITIES AND PLANS
FOR MAJOR OPEN SPACE**

MAJOR OPEN SPACE OPPORTUNITIES

Throughout the City, wherever major new community development efforts are underway, the creation of new open space opportunities is a recognized necessity. Within the Southwest Corridor, the Charlestown Navy Yard, Columbia Point and the Central Harbor the City has endeavored to coordinate plans for open space with other key development goals--for housing, new commercial activity and improved transportation services.

Of equal importance are the efforts to restore and enhance the City's oldest and most famous open space system - the Emerald Necklace. Major rehabilitation at Franklin Park, the Back Bay Fens and Commonwealth Avenue Mall in particular is now underway.

The following section describes the present status of plans for all of these major open space opportunities, old and new.

THE EMERALD NECKLACE

Ask almost anyone who uses the term, what makes Boston a "liveable" city and you are likely to hear reference to one or more parts of the "Emerald Necklace," the park system created principally by Frederick Law Olmsted around the turn of the century. On its course from Boston Common and the Public Garden, down Commonwealth Avenue into the Fenway, alongside the Muddy River to Jamaica Pond, through the Arnold Arboretum, then to Franklin Park, the system today serves both as a local park for each of the neighborhoods it passes and as an open-space resource for the entire city.

In the middle decades of this century, the Emerald Necklace suffered from neglect and deterioration that reflected the city's over-all decline. The increase in automobile traffic (never really foreseen by Olmsted), obscured many of its internal linkages. Inappropriate land uses violated the system's esthetic integrity. Pollution of its waterways increased.

Today, the city is taking strides to reverse this deterioration and restore the system, not precisely as Olmsted had designed it, but in a way that while achieving his basic objective (a country-like retreat in the center of the city) can also accomodate certain contemporary recreational activities. No plan for open space in the city of Boston would be complete without an ongoing effort to preserve the Emerald Necklace and capture the opportunities it offers.

Given both the enormous scale and meticulous detail that Olmsted (and others) set forth for this system, the city believes it is essential to develop comprehensive plans for its restoration. Completed so far are plans for Boston Common, the Public Garden and the Back Bay Fens. The "Revised General Plan" for Franklin Park will be published in early 1980. These plans are incorporated, by reference, as part of this Five Year Open Space and Recreation Plan.

Master Plans, as a tool, can fulfill several basic planning objectives:

- They can create a process for community participation in setting more specific goals and priorities, long- and short-range, for over-all park restoration.
- They can articulate policies and goals -- important to the parks' integrity -- that can survive changes in political leadership and administration.
- They can enable the city to identify major costs and plan financially for investment in the park.
- They can enable the city to set appropriate design standards for physical improvements contemplated for the park.

Master Plans, by their very nature, do not always define specific solutions to every planning problem that may arise in connection with the park, but they do establish appropriate guidelines for approaching

those problems. Fundamentally, they are meant to enlighten discussion about what should happen in and to those parks.

The following section describes recent improvements to major parts of the Emerald Necklace and outlines some of the future goals for the system.

Boston Common and the Public Garden

Boston Common has long been one of the most admired parks in the country. Its abundance of malls, plazas, statues and fountains, magnificent trees and, above all, the park's historic significance, make it a center for outdoor meetings, active sports and passive recreation. Over the past three years, over \$1,000,000 has been spent at the Common for cleaning and restoration of fountains, for construction of new recreational facilities (softball and tennis), and for new lighting and walkways. Because of its sheer size and the tremendous use it receives -- by both visitors and residents -- the Common will continue to require periodic capital investment. The current 1979-80 development program involves the reconstruction of Parkman Plaza and its fountain on the Tremont Street side of the park.

Aided by the Friends of the Public Garden, a local and well-established civic organization, the Public Garden has undergone an extensive program of improvements including new pathways, historic fencing and lighting and a generous measure of new plantings -- flowers, trees and shrubbery. The Garden looks its best in years and continued maintenance will be the chief priority for the next several years.

Commonwealth Avenue Mall

With the completion of improvements to two segments (Kenmore Square to Charlesgate West and Charlesgate East to Massachusetts Avenue, under construction and design, respectively), the Mall's most serious problems will have been corrected. The scope of rehabilitation includes major re-landscaping, new paths, benches and lighting and, of fundamental importance, durable traffic control barriers. For the remaining section of the Mall, continuing to the Public Garden, regular maintenance -- particularly tree care -- is the primary concern.

The Back Bay Fens

Located adjacent to the Fenway Urban Renewal area, the Back Bay Fens is the major open-space resource not only to thousands of nearby apartment dwellers, but to a number of college and cultural institutions, including the Museum of Fine Arts and the Isabella Stewart Gardner Museum.

Completed nearly three years ago, the Preservation Plan for the Back Bay Fens involved the participation of all of these "constituencies" and sought to reconcile their diverse viewpoints within a general framework for park restoration. On a year-to-year basis, the framework provides considerable freedom for defining rehabilitation priorities. In recent years, improved access, circulation and safety have been the major concerns, leading to such improvements as:

- new lighting through the Rose Garden;
- reconstruction of pedestrian bridges;
- restoration and re-opening of important vistas in the Mothers' Rest Area;
- restoration of the Westland Avenue Gateway, the park's most formal entrance.

The next phase of work, now under design and scheduled to begin by the summer of 1980, will involve completion of bridge replacement and landscaping improvements to the walking/jogging/equestrian pathway system beginning at Evans Way.

Under a new traffic circulation plan proposed over five years ago by a consortium of residents and community organizations -- notably Fen-PAC -- the Metropolitan District Commission may soon help solve one of the Fens' oldest and fundamental problems: the high volume of vehicular traffic that circulates in and through the park. The roadways used by these vehicles are controlled by the M.D.C. By diverting most of this traffic onto major commercial arterials, which presently handle less than their actual capacity, the so-called "Park-Pass" plan will help restore long-lost integrity, safety and park atmosphere to the Fens. Construction may begin as early as the spring of 1980.

Major future goals for the Back Bay Fens include restoration of the entire pathway system, re-definition of appropriate access points, reclamation of land originally part of the park, and what will inevitably be a long, complicated effort to "unclog" and clean up the Muddy River. For the water pollution problem especially, federal and state assistance -- with planning and funding -- will be essential.

Franklin Park

Of all the parts of the Emerald Necklace, Franklin Park was most intended to offer the pleasures of a bucolic environment to the residents of an increasingly crowded and industrial nineteenth century city. Approximately one square mile (over 500 acres) in size, Franklin Park retains its original boundaries but has seen significant changes occur within them: notably a golf course, athletic stadium and, above all, the development of a new state-run zoo.

With over \$1,000,000 in investment planned and underway at this time Franklin Park is making a gradual recovery from the worst deterioration suffered by any part of the Olmsted system. The development of the zoo, under separate M.D.C. management, will clearly reinforce rehabilitation efforts elsewhere in the park.

Franklin Park has also suffered from a reputation for being unsafe. Often exaggerated, the negative image has fed on itself, making it difficult to generate support for the improvements that would in fact make it more safe, more attractive and more useful to both its immediate neighbors and city residents in general. The zoo will help change some

of this, but within the area of the park controlled by the city, the Parks Department has sought to develop a strategy aimed, through a careful sequence of physical improvements, to improve the park's image.

As proposed in the "Revised General Plan" for Franklin Park (now being readied for publication), a key objective of these improvements is to attract school children to the park on educational tours organized by their schools and on their own. If they enjoy the park -- and the zoo once it is completed -- they will bring their friends and families and thus begin to stimulate the increased public interest in the park that will be so vital to its restoration.

A first-time visitor to Franklin Park, by car or by foot, might easily feel lost, overwhelmed by the park's size and the many paths and roads that run through it. Clarifying the park's access and "legibility" is also a major concern underlying the improvements proposed in the Master Plan.

Phase I improvements to the park, scheduled for construction in the spring/summer of 1980, will therefore reflect both concepts of image and access. The program includes:

- a new, well-identified walk between Hagborne Hill in the Wilderness area with the Country Park;
- running-block traffic walls to prevent vehicular intrusion into the park;
- an interpretive system for the Scarborough Pond area.

Phase II improvements, now under design, will continue on the walkways, and improving pedestrian orientation but will relate more closely to the improvements being made at the zoo. As currently proposed, Phase II objectives are to:

- complete the running traffic wall around the Country Park and in the Playstead and Long Crouch Wood areas;
- complete portions of a major walk and interpretive system for Schoolmaster Hill;
- improve the water supply facilities to the Country Park and golf course (where the clubhouse is being rehabilitated);
- develop pedestrian trails, interpretive systems and recreational facilities between the Wilderness and Playstead Overlook.

Planning improvements to Franklin Park is a continuous activity involving primarily the Metropolitan District Commission, the Boston Zoological Society, the city's Parks and Recreation Department, its design consultant and the Franklin Park Coalition. The Coalition is a non-profit organization whose volunteer members devote much of their personal time to the park's behalf. The Coalition has been a major force in re-focusing the city's attention to the opportunities at Franklin Park and gathering public support for the revitalization effort.

THE SOUTHWEST CORRIDOR: BOSTON'S NEW OPEN SPACE

The "Southwest Corridor" is Boston's largest transportation project. Upon completion, sometime in 1985-86, it will provide new mass transit service for city residents, along the relocated MBTA Orange Line, and improved inner-city Amtrak service between Boston and points south. Running through the Southwest section of the City, the Corridor project will link and serve some of Boston's most diverse and densely populated communities: the Back Bay, the South End, Roxbury and Jamaica Plain.

Plans for this Corridor project arose out of opposition to a major highway for which several hundred acres of land had been acquired and cleared in the late 1960's. Highway opponents argued that clearance had already displaced many residents and businesses and construction would further harm these predominantly low- and moderate-income neighborhoods. Support for transit alternative grew, and in 1971 Governor Sargent called a halt to the project and initiated the planning process which led to the current transit concept. For its part, the federal government agreed for the first time to allow highway funds to be transferred to public transit purposes.

In defeating the highway plan, however, the community organizations and planners did more than clear the way for better public transportation. Their victory led to exciting opportunities for new housing, new commercial and industrial development and, especially, to new opportunities for recreational open space.

Over the past five years or so project planners (from the MBTA's Southwest Corridor Office) and their design consultants have worked closely with community groups and individuals on defining the best ways to take advantage of this open space resource. The neighborhoods adjacent to the Corridor are some of the most hard-pressed for better recreational opportunities, and within each, different needs and preferences have been identified. Great effort has been made to tailor open space development accordingly.

From a functional standpoint, the Corridor will provide 4 basic types of open space resources:

- 1) General Parkland

Including trees, shrubs, sitting area, community gardens, game tables, informal stages for musical, theatrical and community events.

- 2) Trail System

A path or trail system, for bicyclists, joggers and pedestrians, will wind through the project in linear fashion, linking MBTA stations, all other park sections and outside destinations.

INVENTORY OF EXISTING FACILITIES

<u>FACILITY</u>	<u>ACREAGE</u>	<u>TYPE FACILITY</u>	<u>CONDITION</u>
Boston Parks and Recreation Department			
0901 Carleton & Canton Playground	.05	Play lot	Fair
0902 Braddock Park	.08	Median/Traffic Island	Good
0903 Blackstone Square	2.41	Square	Fair
0904 Carter Playground	4.95	Playground	Fair
0906 Chester Park	.7	Park	Good
0907 Tubman Square	.23	Square	Good
0908 Concord Square	.11	Square	Fair
0909 Ringold Playground	.38	Park	Fair
0910 Franklin Square	2.41	Square	Fair
0911 Hanson St. Playground	.07	Play lot	Fair
0912 Holoyoke St. Play Area	.04	Play lot	Fair
0914 Mass Avenue Mall	2.44	Median/Traffic Island	Good
0917 O'Day Playground	.87	Playground	Poor
0918 Plympton Play Area	.09	Play Lot	Abandoned
0919 Rotch Playground	2.80	Playground	Fair
0920 Rutland Square	.17	Square	Good
0922 Union Park	.37	Square	Good
0926 Bradford St. Playlot	.04	Play lot	Good
0931 Washington Street/ Msg. Reynolds Way	.32	Square	Good
0932 Worcester Square	.37	Square	Good
0933 Waltham Square	.07	Square	Good
0916 New Rotch Playground	3.22	Multi-purpose	Good
0912 Hayes Playground	.09	Playlot	Good
0915 Montgomery Plaza	.07	Plaza	Good
0924 Watson Park	.25	Square	Good
0925 West Concord St. Park	.03	Vacant lot	-
0929 Carlton Park	.05	Square	Fair
Conservation Commission			
0923 Washington/Malden St. Park	.32	Square	Good
Ownership Unknown			
0905 Chandler Park	.07	Park	Good
0928 West Rutland Square	2.00	Park	Good
0930 Derby Park	6.00	Park	Fair

32.51

- 2) DEVELOPMENT OF THE BLOCK BETWEEN LONG AND CENTRAL WHARVES AS A LANDSIDE ACCOMMODATION FOR COMMUTER/ TOURIST/EXCURSION BOAT OPERATORS
 - explore utilizing a portion of the first floor of the telephone building as a waiting area for boat passengers and administrative offices for boat operators
 - extend the bulkhead between these wharves so that it lines up with the bulkhead running between Central and India Wharves
 - construct an outdoor covered waiting area for passengers over this new land area
 - reinforce the functional relationships between the first floor of the telephone building and the covered waiting area by extending the sidewalk, and realigning the street, and paving both with special material
- 3) IMPROVE THE PEDESTRIAN CONNECTION TO AND THROUGH INDIA WHARF
 - consider development of a park between Harbor Towers and Rowes Wharf
 - support the continuation of private pleasure boating activities in the water of this area with linkage to the necessary land-side support.
- 4) INTEGRATE ROWES AND FOSTER WHARVES--THE APPRAISERS BUILDING AREA--INTO A PEDESTRIAN/OPEN SPACE SCHEME
 - provide a visual terminus for the Broad Street linkage to the sea with an open space adjacent to the former location of the historic ferry slip
 - provide finger paths to the water's edge along the northern edge of the A.P. Wilcox building and the southern edge of the Appraiser's Building
 - develop a mini-park between India and Rowes Wharves to continue the open space system forming the harbor walk, to provide an amenity for the proposed residences adjacent to it, and to provide an outdoor eating area for the adjacent business community and the general public
 - extend pedestrian access along the water's edge
- 5) REDEVELOP FORT POINT CHANNEL AS AN INTEGRAL PART OF THE OPEN SPACE/ PEDESTRIAN SYSTEM
 - provide pedestrian access to and along both sides of the proposed Northern Avenue Bridge

- provide finger paths along the southern edge of the Sheraton Building to Fort Point Channel and the proposed park
- provide a park covering the area between the edge of the Sheraton Building to Congress Street as a passive, "sitting and eating" area
- incorporate the open space on Museum Wharf into the harbor walk pedestrian access system
- promote dinghy rental and sailing south of the Summer Street bridge.

Of all these goals, the rehabilitation of Long Wharf, scheduled to begin in the spring/summer of 1980 will come first. The exploration and development of other opportunities, some outlined here, will require a continual planning process involving not only the City but a variety of other public agencies, harbor residents and members of the general public concerned about the future use of central harbor as an open space resource.

CHARLESTOWN NAVY YARD

Through its Redevelopment Authority the City has begun the nationally acclaimed redevelopment of the old Boston Naval Shipyard. Over the ten years or so that it will take to complete the project, the former base will see an approximately \$200 million investment of public and private funds to create a mixed-use waterfront development.

The City's plans for the Shipyard include some features similar to the "Quincy Market" project, but the Charlestown project will have a flavor of its own, especially with its marine orientation. One very significant element of the Shipyard project is the creation of Shipyard Park - a 16.4 acre recreation facility conveniently located both to welcome visitors and serve the Yard's new residential community. "Shipyard Park" sits at the southwest end of the old naval yard and includes the old Drydock #2 and Pier 4. From the park, visitors can enjoy some of the finest views of the Boston skyline and the Harbor.

The park has three defined elements: (1) the 4.5 acre landscaped area now under construction which contains a fountain, exhibit pavilion, concession area, children's play area and undulating green spaces; (2) the Pier 4 public landing area, under design at present, which includes space for some fifty pleasure boats to tie up temporarily as well as space for harbor cruise boats to drop off and pick up passengers; and (3) the Drydock #2 area for which development funds are being sought.

Drydock #2 is a special open space area because it will not only be attractive to those who want to stroll around it or sit on the benches beside it, but also because it will house waterborne craft, especially "Tall Ships," while they are visiting Boston. Drydock #2 will be a natural and attractive place for Charlestown residents as well as other park visitors to spend leisure time.

In addition to the Shipyard Park, the Navy Yard development will provide public access along the entire waterfront. Walkways and promenades, open to the public, will be designed and constructed by the housing developer, Immobiliare New England.

The entire Shipyard Park is being built under the supervision of the Boston Redevelopment Authority with funds from several federal sources including the Land and Water Conservation Fund of Heritage Conservation and Recreation Services in the Department of the Interior, local Public Works money from the Economic Development Administration, and Urban Development Action Grant monies from the Department of Housing and Urban Development.

Park construction commenced in June 1977, and completion is expected in Spring 1981. The landscaped area will be completed and open for public use in the Fall of 1980.

COLUMBIA POINT

1. Overview

A new community is proposed at Columbia Point that would transform 105 acres of vacant land, largely abandoned public housing and a largely vacant mall retail into a 1,500 unit mixed-income community with recreational amenities, retail shopping and community facilities.

Important elements of the new development program are the waterfront improvements and creation of an 18-20 acre recreational area, designed to take advantage of its marine location and harbor views while providing varied recreational opportunities for Columbia Point and surrounding neighborhoods. The new recreation area will extend along the northern shoreline of Columbia Point from Mother's Rest at Carson Beach to the opposite tip of the peninsula where the Kennedy Library is located. It will provide an opportunity for a variety of water-oriented activities and include a beach, a boat basin waterfront promenade, bike path, picnic areas, children's playground, basketball and tennis courts, and meadows for informal play.

When completed, the recreation area will provide a missing link in a five mile chain of waterfront recreation areas along Dorchester Bay. It will provide continuous public waterfront access from Castle Island in South Boston to Malibu Beach in Dorchester. The recreation area will also act as a catalyst in the revitalization of Columbia Point by attracting new residents and potential developers.

The waterfront improvements will require sizeable funding over the next five years since the existing shoreline and recreation facilities are in deteriorated condition. The phasing of the improvements will have to be coordinated with phasing for the redevelopment of Columbia Point, so that parts of the shoreline are available for use as the new housing is constructed or the existing housing rehabilitated.

2. Recreation Area Program

The new recreation area will be referred to as Old Harbor Recreation Area and will extend along the northern shoreline from Mother's Rest to the Kennedy Library. At the present time, the recreational opportunities for Columbia Point residents exist at the children's playground, basketball and tennis courts, ballfields and recreation building, all operated by the Boston Parks and Recreation Department. The outdoor facilities need upgrading and will be physically integrated in the new recreation area. A beach and boat basin will be constructed to allow for swimming, sunbathing and boating. A waterfront promenade will connect the Old Harbor Recreational Area to Carson Beach and the Kennedy Library promenades.

3) Active Recreation Facilities

By almost any standard, a great need for additional facilities exists in all the communities traversed by the Corridor. Such facilities will include play areas ("tot lots") for pre-school children, playfields, basketball, tennis and other hard surface courts.

4) Station Plazas

Effort has been made to integrate the MBTA stations themselves into the greenbelt concept. They will include such amenities as sitting areas, information kiosks, telephones and restrooms. Some station plazas will be large enough to accomodate are exhibitions and other community activities.

For the three basic sections of the Corridor, described below, recreational amenities will vary in accordance with the space available, engineering requirements and neighborhood needs:

Section I (Back Bay to Massachusetts Avenue)

Acoustical decking (over the tracks) is planned for this section and the parkland above it will serve as a visual and noise buffer. The deck area itself is approximately 5 acres in sizes, but the type and extent of parkland is still being explored.

Section II (Ruggles Street to Jackson Square Station)

Park development in this 35-acre section will complement existing recreation in the Corridor vicinity. Neighborhoods throughout this section are densely populated with little park space within the vicinity of the Corridor. Plans call for all four types of park development.

Section III (Jackson Square Station to Forest Hills)

Although neighborhoods in Section III are close to Franklin Park and the Arnold Arboretum, deficiencies exist in local recreational facilities. Here the Corridor is wide enough (containing some 41 acres) to accomodate both active and passive recreational activities.

THE CENTRAL HARBOR

Returning after a ten or certainly a twenty year absence, a visitor to Boston's central waterfront today might have difficulty recognizing it. Over that period of time it has become a new community, still growing rapidly with new housing; commercial development, institutional activity and recreational facilities. Most of the area's historic character has been preserved, but development pressures are, and will continue to be, intense.

Of the some 2,000 acres that border Boston Harbor as a whole, some 700 acres are vacant, about 550 acres are used for industrial purposes, 440 acres for public recreation purposes and 316 for commercial purposes. Over 3,000,000 people live within 25 miles of the Harbor. For all the obstacles in their path, these people do seek access to the water. As the recent BRA report ("Boston Harbor-Challenges and Opportunities for the 1980's) comments:

Public access to many parts of the Downtown/Fort Point Channel is constrained and difficult. Winding streets, dangerous intersections, inadequate lighting and signage, and the Central Artery combine to complicate pedestrian access to the harborfront... but these difficulties do not discourage flocks of people from visiting waterfront attractions. Between June of 1978 and June of 1979, 936,000 people visited the Aquarium...on Long Wharf up to 9,000 people per day boarded the tourist/excursion boats to tour the Harbor Islands, travel to Provincetown or listen to concerts in the evening....People bring brown lunch bags or food from neighboring restaurants to the existing public open spaces. At lunch time on any sunny day, Waterfront Park, Central Wharf; Museum Wharf are jammed with people.

Boston Harbor--particularly its central section between Long Wharf and the end of Fort Point Channel--is thus the focal point for an open space and development program that will protect and promote both its economic vitality and its recreational opportunities.

There is as yet no detailed "blueprint" for harbor development. It could never be that simple. But now that development interest in the area, sparked by earlier public investment, is alive and moving on its own, the City has begun a process of identifying the major issues and articulating basic guidelines for their resolution. Some of the issues identified are:

- Access to the harbor's islands, expanded water commuter service, and use of the Inner Harbor for intra-city trips
- Conflicts between land needs of water-dependent uses and uses such as housing, and community open space which benefit from waterfront sites, but do not require them
- Coordination and management of diverse public entities having overlapping jurisdictions in the harbor

- Future of underutilized properties held by the Massachusetts Port Authority
- Harbor pollution
- Vacant waterfront areas, and poor condition of many piers, bulkheads, and seawalls
- Inadequate public access to the harborfront and, particularly, inadequate public controls over private development which excludes public use or access to the Waterfront.

For the Harbor neighborhoods--East Boston, Charlestown, North End, South Boston and Dorchester--most of these issues are discussed in more detail in the Neighborhood Profile section, as they relate to more local concerns. In the Downtown/Fort Point Channel area, chosen as a prototype by the BRA study, these issues have led to several goals and specific objectives:

- 1) ASSURE PUBLIC (INCLUDING HANDICAPPED) ACCESS TO, AND OPEN SPACE ALONG, THE WATER'S EDGE
 - by extending the parks and walking systems of Boston to included a well-lighted, well-signed unified pedestrian way along the water's edge, offering as much exposure to the water as possible without obstructing the effective operation and security of water dependent uses abutting the harbor.
 - by clarifying the use of State Street and Broad Street as the two major pedestrian links to the waterfront from the downtown and India, Summer and Congress Street as the minor links.
 - by providing pedestrian amenities along Atlantic Avenue and recapturing the harbor side parking lane of Atlantic Avenue for pedestrian/ open space amenities--bike racks, trees, benches, etc.
 - by encouraging/requiring public and private entities to contribute to the public access system as part of their development/renovation plans.
- 2) BETTER ACCOMMODATE BOATING USES, ANTICIPATE THEIR GROWTH AND PROVIDE AN ORDERLY PROGRAM FOR THEIR EXPANSION, CONSIDERING BOTH WATERSIDE AND LANDSIDE SPACE AND FUNCTIONAL NEEDS
 - by improving boating and tourist excursion operations at both Long and Rowes--Fosters Wharves, including the establishment of indoor and outdoor passenger waiting areas
 - by encouraging flexible docking systems with levels to accommodate boats of different sizes and the establishment of a secure boat basin facility in Fort Point Channel

- by promoting the development of a public landing(s) for boats visiting the downtown waterfront in the vicinity of Long Wharf and Waterfront Park.
- 3) CREATE OPPORTUNITIES FOR SOUND, HIGHER DENSITY DEVELOPMENT THAT WILL BE COMPATIBLE WITH OTHER WATERFRONT USES
 - by encouraging a mix of water-dependent and water-enhanced uses with priority given to water-dependent uses and public access along the water's edge
 - by insisting on sensitivity to visual concerns in the early stages of planning and design of all facilities in the area.
- 4) PRESERVE AND ENHANCE ENVIRONMENTAL AND NAVIGATIONAL CONDITIONS IN THE HARBOR
- 5) ASSURE THAT CONTEMPORARY DESIGN AND NEW PUBLIC SPACES REFLECT THE WATERFRONT'S HISTORIC PAST

Specific site projects, based on these goals and objectives, include the following proposals:

- 1) DEVELOPMENT OF LONG WHARF FOR A MULTIPLE-USE PUBLIC OPEN SPACE
 - utilize the wharf as the terminus of the Walk-to-the-Sea, the entrance to Harbor Islands State Park and a boating entrance for short term visitors.
 - provide pedestrian paths to and around the water's edge in recognition of the historic 30 foot wide public way established in 1709 "for use forever by the public."
 - develop two public open spaces: one between the proposed hotel, the Chart House, and the proposed public landing and the other at the terminus of the Walk to the Sea
 - provide floating docks adjacent to the portion of the wharf's periphery for the use of pilot boats, visiting pleasure craft, water taxis, commuter boats and tourist excursion boats
 - construct sheltered sitting pavilions for the use of waiting boat passengers and the general public parallel to the floating docks
 - provide a tower for the use of a Harbor Master and for harbor viewing by the general public

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Maintenance/Management

Improve and expand City's
maintenance program; allocate
additional funds; expand staff;
acquire equipment

Explore additional sources
of maintenance money; grants,
private sources

Develop community
maintenance programs:
Washington-Beech tot lot
Gustav Emmel Square

Security/Enforcement

Institute programs in
schools showing costs of
parks vandalism

Establish "Park Watchers"
program similar to Neighborhood
Watchers to patrol parks and report
disturbances to police

Encourage Police to actively patrol
parks

FOOTNOTES

1. "Estimates of the Minority and Non-Minority Population of Boston Neighborhoods in 1976." Boston Redevelopment Authority Research Department. "Minority" includes Blacks, American Indians, Orientals, and Spanish-speaking persons.
2. "Population and Employment Projections for Boston by Neighborhood - 1975-2000." Prepared by the Central Transportation Planning Staff. Revised October 15, 1979.
3. Consensus, Inc. (The Plesser Poll), 1978 Survey of Boston Resident Attitudes.
4. 1970 Census Data.

NEIGHBORHOOD CHARACTERISTICS

Five Year Plan for Roxbury Parks Open Space and Recreation

Boston is a city of neighborhoods and each neighborhood has a character, a certain flair all its own. Roxbury is unique among neighborhoods in its geographic social and economic makeup. Within the confines of Roxbury, one will find rolling hills topped by once charming estates, lined by quaint brownstones dating back to the early 1900's. The overwhelming residential quality of the area cannot be over emphasized, Roxbury is a most attractive setting in which to raise a family.

Recently, however the area has experienced a decline of interest; as homes and properties have been abandoned. The incessant flight from the inner city has been just as trying for Roxbury as it has for any other parts of the city. The migration of many of the more well-off residents of the neighborhood has left behind a legacy of neglect, a lack of capital and the plethora of difficult social issues that accompany the transition of an area from a dynamic center in the City to a less dynamic center.

The city of Boston has a commitment to its neighborhoods and, this being ~~very~~ true, must address the needs of its people. Parks are important to the vitality of an area and as a visual component of that area they play a great part in the self image of any neighborhood. This plan will outline the necessary needs and improvements which over a five year period will bring the parks in Roxbury to a standard of which the people

of Roxbury and Boston as a whole can be proud to share in.

Roxbury can be divided into several sub-neighborhoods each with some unique characteristics. There is Highland Park one of the most historically significant sections of Roxbury, as is evident in John Eliot and Alvah Kittredge Squares. It is a neighborhood with unique housing and vistas of downtown Boston. Currently the housing stock occupied by older black and white families, is becoming attractive to an increasing percentage of young professionals, who along with the efforts of the Boston Redevelopment Authority are stabilizing an area which had deteriorated within the past 10 (ten) years.

The Sav-Mor area is relatively stable with moderate rates of abandonment and vacant lots. There is a relatively high rate of home ownership in the area.

There appear to be two distinct neighborhoods within the Sav-Mor area generally divided by Moreland Street. South of Moreland Street the predominantly black population is middle income with many long-term residents. Housing is in better condition than in the rest of the area or in Roxbury as a whole. North of Moreland Street, the Hispanic and Cape Verdean communities have recently begun to expand along Dudley Street. The white population is mostly older homeowners scattered throughout the area. A major concern to the area and Roxbury as a whole is the Blue Hill Avenue commercial strip which has deteriorated greatly in the past decade, but which has been recently targeted for revitalization.

Lower Roxbury is an area with diverse land uses - residential, industrial, commercial and recreational. Although lower Roxbury is a primarily lower income area troubled by crime and dominated by housing

projects, the area's strength lies in the Dudley terminal area which is Roxbury's central business area. Other strengths include new housing developed by the Lower Roxbury Community Corporation, Campus High School, the new Occupational resource center, and the vast amount of vacant land that lies in the Southwest Corridor where an industrial park is presently being developed.

Washington Park is a 502 acre area bounded by Washington, Dudley,
→ Warren and Seaver Streets ^{housing} ~~contains~~ 50% of Roxbury's residents. Median incomes and property values here are the highest in the district.

Physically, Washington Park is quite diverse with well maintained older residential areas near Franklin Park, new housing constructed under the renewal program in the center, and the Dudley Station commercial/institutional area near lower Roxbury.

STATISTICS - ROXBURY PLANNING DISTRICT

1970 U.S. Census

Population	Highland Park	Sav-Mor	Lower Roxbury	Washington Park	Total District	City
Total	7,639	7,163	8,596	19,503	49,901	641,071
% Black	70%	84%	78%	88%	82%	16%
% Spanish	10%	05%	08%	03%	06%	03%
% White	20%	11%	14%	09%	12%	81%
% Under 18	34%	37%	43%	49%	42%	28%
% 65 & Over	11%	11%	7%	10%	10%	13%
Income						
Median	\$6,100	\$6,300	\$4,900	\$ 6,600	\$6,300	\$ 9,100
% Below Poverty Level	23.0%	20.0%	33.0%	24.0%	25.0%	12.0%
% Unemployed	8.6%	6.6%	11.0%	6.3%	6.5%	4.3%
Housing						
Total Units	3,258	2,455	3,443	6,919	16,705	232,448
Median Value	\$8,800	\$9,500	\$7,400	\$13,000	\$10,300	\$19,600
% 1 & 2 Family Structures	19%	34%	13%	26%	23%	31%
% Owner-Occupied	53%	66%	26%	52%	49%	80%

Note: 1977 unemployment was estimated to be 20.3% district-wide in a City of Boston survey conducted in May, 1977 by Hart Research Associates, Inc.

FACILITIES IMPROVEMENT TIME TABLE

EXISTING PARKS

The following is an inventory of parks and park facilities in Roxbury. Specified are the needed improvements and a five year improvement plan for their implementation.

Over the past five years, the City has annually spent approximately \$3.75 million on park rehabilitation. Municipal bond, CDBG, Land and Water Conservation Fund, Local Public Works Grants and private endowments all have contributed to this expenditure. The average cost to reconstruct a typical playground (which might include two ballfields, a game court, a tot lot and passive area, without sports lighting) is \$350,000. At that rate, the City could afford to rehabilitate no more than ten facilities per year and it would take ten years to meet current needs alone. In actual practice, available funds have been spread more thinly on partial renovations to meet most immediate and pressing demands. However allocated, the available funds have almost always fallen short of optional investment. Due to the special needs of the Roxbury planning district, park improvements will be prioritized in such a manner that the most pressing needs are met first and all neighborhoods receive some degree of attention.

~~Preliminary Priority Rankings for Park Improvements~~ are as follows:

The City is currently attempting to synthesis and update studies on a neighborhood-by-neighborhood basis. Also under review is the Park's Department's own general engineering evaluation of playground facilities. Made expressly without detailed knowledge of neighborhood preferences or social circumstances, it provides a general basis for estimating rehabilitation costs.

Engineer's Survey

Excellent: Refers to parks where for the most part only minimal capital investment (replacement of benches, resurfacing of play courts, etc.) or routine maintenance (trimming, shrubbing, etc.) is required.

Good: Refers to parks where minimal capital investment plus replacement of major pieces of equipment is required because of heavy use or occasional vandalism.

→ Fair: Refers to parks where, in addition to ^{the} ~~be~~ _^ above, there is a case to be made for a substantial new improvement (new tot-lot area, for example) major relandscaping, or correction of a basic problem (such as drainage) if it affects the park as whole to a significant degree.

Poor: Refers to parks where there is evidence of extensive vandalism, or deterioration involving more than 50% of the park. The rating system has three purposes: to establish, in a systematic way, the overall condition of parks in each neighborhood; to compare neighborhoods on this basis; and to see if any relationship exists between the conditions found and the money invested to improve them over the last seven to eight years.

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
Roxbury	Marcella	Good	general improvements fence, tot-lot	\$200K
	Washington	Good	playfield, lighting general improvements	\$300K
	Howe	Good	fence	\$ 75K
	Woodcliff	Excellent	general improvements	\$ 30K
	Orchard Park	Poor	total reconstruction	\$250K
	Mt. Pleasant	Poor	general improvements	\$ 50K
	Little Scobie	Good	general improvements	\$ 50K
	Crawford St.	Fair	reconstruct playfield landscaping, benches	\$125K
	Jefferson	Good	fence, benches, landscaping	\$100K
	Mason Pool		landscaping, fence	\$ 10K
	King St.	Poor	total reconstruction	\$250K
	Lambert	Good	general improvements	\$ 30K
	→ St. James	Good	general improvements	\$ ²⁵ 30 K
	Kitteridge	Excellent		
	Highland	Good	landscaping, walks benches	\$100K
	Thorton	undeveloped	passive area	\$150K
	Walnut	Good	fence	\$ 15K
	Townsend	Good	benches, landscaping	\$ 30K
	Quincy	Good	general improvements	\$ 25K
	Harris Park	Excellent	---	--

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
Squares	Heath	Fair/Good	landscaping, fence	\$ 10K
	Eliot	Good/Fair	-----	--
	Linwood	Good/Fair	-----	--
	Cedar Square	Good/Fair	-----	--
	Snyder Square	Good/Fair	-----	--
	Elm Hill	Good/Fair	-----	--
	Wolf Square	Good/Fair	-----	--

Parks Status Report and Inventory

Park Name
Marcella

Condition
Good

Site description;
tot lot

Ownership:

Area:

Zoning:

Management: Boston Parks and
Recreation dept

Natural Features:

Facilities
Analysis

Condition

tot lot

Fence

%5yr. Improvement Plan

Activity Analysis

Parks Status Report and Inventory

Park Name

Condition

Lawrence Park

poor

Site description;

14.4-acre park

Ownership:

Area: 0.9

Zoning:

Management:

Natural Features: grass, deciduous

evergreen trees, flowering shrubs, trees,

rock outcroppings, wild flowers

Facilities
Analysis

Condition

PATHS
PICNIC AREA
TOILET
SITTING AREA
SPRAY POOL
SWIMMING POOL
BASEBALL FIELD
BASKETBALL COURT
FOOTBALL FIELD
TENNIS COURT
PLAYGROUND
CLIMBING EQUIPMENT
SWINGS
LADDERS
SANDBOX
SLIDES
BENCHES WITH BACKS
FENCES (ANY TYPE)
LIGHTING POLES
OTHER INDOOR FACILITY

%5yr. Improvement Plan

Activity Analysis

Neighborhood Residents

Active recreation

Passive Recreation

Parks Status Report and Inventory

Park Name Condition

Side House Playground

Poor

Site description:

Multi-purpose Park

Ownership:

Area: 1.38

Zoning:

Management:

Natural Features: Grass, deciduous trees,

etc.

Facilities
Analysis

Condition

SITTING AREA	1	UNUSAB
TOT LOT	1	UNUSAB
BASBALL FIELD	1	FAIR
BASKETBALL COURT	1	UNUSAB
CLIMBING EQUIPMENT	1	UNUSAB
SANDBOX	1	UNUSAB
SLIDES	1	UNUSAB
SWINGS	1	UNUSAB
BENCHES WITHOUT BACKS	1	UNUSAB
FENCES (ANY TYPE)	1	UNUSAB
LIGHTING POLES	1	UNUSAB
FOUNTAIN	1	UNUSAB
GARBAGE CAN	1	UNUSAB
LIGHTING POLES	1	UNUSAB

%5yr. Improvement Plan

Activity Analysis

Neighborhood Residents

Active Recreation

Parks Status Report and Inventory

Park Name

Condition

Orchard Park

Poor

Site description;

Multi-purpose Park

Ownership:

Area: *9.40*

Zoning:

Management:

Natural Features: *Grass, Deciduous trees, Sand*

Facilities
Analysis

Cond

PAVED OPEN PLAY AREA

PICNIC AREA

PLAYGROUND

TENNIS LOT

SOFTBALL FIELD

BASKETBALL COURT

PLAY AREA

CLIMBING EQUIPMENT

LADDERS

MERRY-GO-ROUND

SANDBOX

SEESAW

SLIDES

SWINGS

FENCES (ANY TYPE)

%5yr. Improvement Plan

Activity Analysis

*Neighborhood Residents
Children Active Recreation*

Parks Status Report and Inventory

Park Name Condition

5 Pleasant Park 1987

Site description;

Neat

Ownership:

Area: 0.20

Zoning:

Management: Boston Parks and Recreation
Dept.

Natural Features: Grass, deciduous trees
Sand

Facilities
Analysis

Condition

Lighting poles	unknown
Basketball etc.	unknown
Game tables	unknown
Climbing equipment	fair
More swings	unknown
Wavy-ground	unknown
Sand box	unknown
Slides	fair
Benches w/o backs	unknown, none available
Fences (any type)	poor

5yr. Improvement Plan

Activity Analysis

Neighborhood Children
Active recreation

Parks Status Report and Inventory

Park Name

Condition

A-Hz Seaside Park

Poor

Site description;

Playlot

Ownership:

Area: *0.79*

Zoning:

Management:

Natural Features:

Grass
Deciduous trees

Facilities
Analysis

Condi

tot lot

1 unusak

SITTING AREA
BASKETBALL COURT
SWINGS
LAUNDERS
HERRY-GL-ROUND
SAIDBOX
SELSAW
SLIDES
BENCHES WITHOUT BACKS
FENCES (ANY TYPE)
FOUNTAIN

%5yr. Improvement Plan

Activity Analysis

Children of all ages.
teens and young adults engi
In passive and active recre

Parks Status Report and Inventory

Park Name	Condition		
City St. Plaz area	Good		
Site description;		Facilities Analysis	Condition
Play lot		Hot lot	1 good
Ownership:		Basketball Court	1 good
Area: 0.32		Bike rack	1 good
Zoning:		Play sculpture	1 good
Management:	Boston Parks and Recreation Dept.	Bleachers	1 good
		Game tables	2 good
		Lighting poles	13 unknown
Natural Features:	Grass, deciduous trees		

%5yr. Improvement Plan	Activity Analysis
	Children
	teens
	Young adults
	Active recreation
	older residents passive recreation

Parks Status Report and Inventory

Park Name Lumber Park Playground Condition Good

Site description:
Playlot

Ownership:

Area: 0.13 Acres

Zoning:

Management: Boston Parks and Recreation Department

Natural Features: Grass

Facilities Analysis

Condi

Basketball Court	1, fair
Climbing Equipment	1, good
Benches w/ Backs	4, fair
Bollards	1, good
Lighting Poles	8, good
Tables and Benches	2, fair

5yr. Improvement Plan

Activity Analysis

Teenagers and children
Active recreation and
Passive recreation

Parks Status Report and Inventory

Park Name Condition
t. James Park *Fair*

Site description;
Playfield

Ownership:

Area: *0.43*

Zoning:

Management:

Natural Features:

GRASS
 DECIDUOUS TREES
 EVERGREEN TREES
 SHRUBS

Facilities
 Analysis

Condition

BENCHES WITH BACKS	1	UNKN
FOUNTAIN	1	FAIR
PATHS	1	UNKN
PISTOL RANGE	1	UNKN

%5yr. Improvement Plan

Pistol Range?

Activity Analysis

Adults
Older Adults
Passive recreation

Parks Status Report and Inventory

Park Name Condition
Alvah Kittredge Park Good

Site description;
Squares/malls/plazas

Ownership:

Area: 0.13

Zoning:

Management:

Natural Features:

None

Facilities
Analysis

Cond

?

5yr. Improvement Plan

Develop means of maintenance
for grass and trees

Activity Analysis

Passive recreation
used by neighborhood residents
and young adults and teens

Parks Status Report and Inventory

Park Name *Highland Park* Condition *good*

Site description: *Multi-purpose Park*

Ownership:

Area: *3.64*

Zoning:

Management:

Natural Features: *grass*

GRASS
DECIDUOUS TREES
TALLS
ROCK OUTCROPPINGS
BIRDS
ANIMALS

Facilities Analysis

Condition

BENCHES WITH BACKS	1	GOOD
LIGHTING POLES	1	FAIR
SITTING AREA	1	UNKNOWN
PATHS	1	UNKNOWN
STATUES/MONUMENTS/PLAQUES	1	UNKNOWN

5yr. Improvement Plan

Activity Analysis

*Passive recreation
and sight seeing.
Used by community residents
as well as outsiders*

Parks Status Report and Inventory

Park Name *Windsor Park* Condition *Poor*

Site description;

Play lot

Ownership:

Area: *0.32*

Zoning:

Management:

Natural Features: *deciduous trees,
Evergreen trees*

Facilities
Analysis

Cond

TOT LOT
WADING POOL
SITTING AREA
PAVED OPEN PLAY AREA
HORSESWINGS
LAUNDERS
CLIMBING EQUIPMENT
SANDBOX
SEESAW
LIGHTING POLES
BENCHES WITH BACKS
FOUNTAIN

%5yr. Improvement Plan

Activity Analysis

*Neighborhood Children
Active recreation*

Parks Status Report and Inventory

Park Name Condition

Lowell St. Plaza Fair

Site description;

Plaza

Ownership:

Area: 0.62 acre

Zoning:

Management: Boston Parks and Recreation
Dept.

Natural Features: Deciduous trees

Facilities
Analysis

Condition

Benches 12 Benches

15 fair good

lighting poles

8 fair

%5yr. Improvement Plan

Activity Analysis

Passive recreation

Parks Status Report and Inventory

Park Name *Porter Farms Park* Condition *Poor*
 Site description: *Multi-Purpose Park*
Ownership:
Area: *0.52*
Zoning:
Management: *Eastern Parks and Res-*
toration
Natural Features: *Grass, Deciduous*
trees, Rock outcrops

Facilities Analysis
Unknown Condition *Unknown*

5yr. Improvement Plan

Activity Analysis
Unknown

Parks Status Report and Inventory

Park Name Condition
Cedar Square *Abandoned*

Site description;
Vacant lot

Ownership:

Area: *0.60*

Zoning:

Management:

Natural Features:

Grass
deciduous trees

Facilities
Analysis

unknown

Condition
unknown

5yr. Improvement Plan

Activity Analysis

Passive recreation

Parks Status Report and Inventory

Park Name *C'm Hill Park* Condition *Good*

Site description: *Open area, fields*

Ownership:

Area: *0.16*

Zoning:

Management: *Costa Park and Recreation Dept.*

Natural Features: *Aciduous trees, flowering trees, shrubs, hills*

Facilities Analysis *Good - formal* Cond *1905*

5yr. Improvement Plan

Activity Analysis

Young Adults
Adults
Older adults
Passive recreation

Parks Status Report and Inventory

Park Name Condition
Hill Avenue Tree reservation Fair

Site description;

Road Shoulder

Ownership:

Area: 0.06

Zoning:

Management:

Natural Features:

Unknown

Facilities
Analysis

Condition

unknown

%5yr. Improvement Plan

Activity Analysis

Parks Status Report and Inventory

Park Name
40 - 59.018

Condition
Good

Site description;
Square/oval Park

Ownership:

Area: 0.02

Zoning:

Management:

Natural Features: Deciduous trees,
evergreen trees

Facilities
Analysis

Good street/park furniture

Cond:

Good

5yr. Improvement Plan

Activity Analysis

Passive Recreation

Parks Status Report and Inventory

Park Name - *W. Burn St. Tot lot* Condition *Fair*

Site description;
Playlot

Ownership:

Area: *0.16*

Zoning:

Management:

Natural Features:

Sand

Facilities Analysis

Condition

PLAYGROUND	1	FAIR
CLIMBING EQUIPMENT	1	good
HORSESWINGS	1	FAIR
LADDERS	1	good
MERRY-GO-ROUND	2	FAIR
SLIDES	1	FAIR

5yr. Improvement Plan

Activity Analysis

*used by neighborhood
Children*

Parks Status Report and Inventory

Park Name Condition
Sargent Square *good*

Site description;

Succession to park

Ownership:

Area: *1.01*

Zoning:

Management:

Natural Features: *grass*

Facilities
Analysis

Cond

Other streetpark for use

%5yr. Improvement Plan

Activity Analysis

Passive Recreation

Parks Status Report and Inventory

Park Name *Homestead Tot lot* Condition *Abandoned*

Site description;

Playlot

Ownership:

Area: *0.00*

Zoning:

Management:

Natural Features:

Unknown

Facilities
Analysis

unknown

new Fencing OSW

Condition

o unknown

5yr. Improvement Plan

Activity Analysis

*used by neighborhood children
from preschool age*

Parks Status Report and Inventory

Park Name

Condition

Howard Street Park

Good

Site description;

Facilities
Analysis

Cor

Ownership:

Area: 0.00

Zoning:

Management:

CLIMBING EQUIPMENT
-SPRAY PLUM-
SITTING AREA
PAVED OPEN PLAY AREA

Natural Features: *Deciduous trees,
rock outcroppings, etc.*

15yr. Improvement Plan

Activity Analysis

*Young children and
their guardians*

Parks Status Report and Inventory

Park Name John Connally Playground Condition Good

Site description;
Multi-purpose park

Ownership:

Area: 5.10

Zoning:

Management:

Natural Features:

Grass
deciduous trees

Facilities Analysis Condition

BASBALL FIELD	1	GOOD
BASKETBALL COURT	2	GOOD
LITTLE LEAGUE BASEBALL FIELD	1	GOOD
TENNIS COURT - OUTDOOR	1	GOOD
BASEBALL BACKSTOP	2	GOOD
PLEACHER	6	FAIR
SLESAW	1	GOOD
BENCHES WITH BACKS	2	FAIR
BENCHES WITHOUT BACKS	1	FAIR
BOULEVARDERS	1	UNUSAI

%5yr. Improvement Plan

Activity Analysis

Neighborhood Children
Active recreation -

Parks Status Report and Inventory

.5 BOSTON OPEN SPACE PLAN

GENERAL CONDITIONS OF SITE		A	B						
		10	40.0	GOOD					
		1	20.0	FAIR					
		8	32.0	POOR					
		2	8.0	ABANDONED					Condit
TYPE OF OPEN SPACE		A	B						
		6	32.0	MULTI-PURPOSE PARK					
		1	4.0	PLAYFIELD					
		8	32.0	PLAYLOT					
		1	4.0	MIDDLE SCHOOL GROUNDS					
		1	4.0	VACANT LOT					
		1	4.0	ROAD SHOULDER					
		5	20.0	SQUARES/MALLS/PLAZAS					
TOTAL ACRES OF SITE			33.55		1.34200	0.00	9.09		
127	FACILITIES WITHIN OPEN SPACE								
18	NATURAL FEATURES IN SITE								
25	ADMINISTERING AGENCY								
ADMINISTERING AGENCY		A	B						
		24	96.0	BOSTON PARKS & RECREATION DEPT.					
		1	4.0	OTHER					

%5yr. Improvement Plan

Activity Analysis

COMMUNITY PARK MANAGEMENT

The Parks Department due to budgetary and manpower constraints has had some difficulty maintaining the parks in Boston's neighborhoods.

→ Roxbury's park evidence prime examples of the kind of deterioration that can take place over just a few years of oversight. Workers from CETA and other government job placement programs have been employed by the Parks Department in order to extend their capacity. While these efforts constitute a positive approach to park maintenance by the Department, they have not, for various reasons, met with a great deal of success. Tasks involved in park management surpass the present
→ skills of the individual worker^s who must then be trained by their Parks Department supervisors, causing a net loss in efficiency. Thus, we face a dilemma; how do we maintain parks at reasonable cost utilizing available personnel? The solution to the problem is to distribute park maintenance duties at the community level.

In Roxbury, there are several groups who take active interest in park maintenance; in some cases the groups may be primary users of the facilities for example, baseball leagues, and in some cases they are just concerned citizens. It is recommended in Roxbury, because of its severe park maintenance difficulties that at least some of the basic maintenance duties in specific parks be made the permanent responsibility of designated community groups. This would have the added impact of reducing vandalism and increasing community awareness of the value of viable parks through vested interests. The responsibilities of the groups and the process by which they are selected should be worked out during Year One of the planning period.

Roxbury Neighborhood Planning

Five Year Open Space and Recreation Plan

A listing of NPO facilities, indoor facilities and pools and rinks in Roxbury.

Boy's Club of America- Roxbury Club House 115 Warren Street	2D10-57
--	---------

Roxbury Neighborhood House 36 Dearborn Street	2D10-59
--	---------

YMCA- Roxbury Branch 401 Warren Street	2D10-60
---	---------

Elma Lewis School of Fine Arts 122 Elm Hill Avenue	2D11-26
---	---------

YWCA Aswalos House 246 Seaver Street	2D11-29
---	---------

Indoor Facilities

Shelburn Recreation Center	2D10-50
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Orchard Park Recreation Center	2D10-51
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M.D.C. Pools

Melnea A. Cass Pool
Washington Street at Martin Luther King Boulevard

M.D.C. Skating Rinks

Melnea A. Cass Memorial Park
Washington Street at Martin Luther King Boulevard

Five Year Open Space Plan Use Planning and Zoning

Roxbury has the unique problem of an incredible amount of vacant lots due to abandonment and building demolition. There are 4,381,624 square feet of privately owned vacant lots and 3,270,469 square feet of publicly owned vacant lots in Roxbury. The five year open space management plan will address the needs for improvement and upkeep of those areas.

In order to regulate the future uses of so many vacant areas it will be necessary to create a comprehensive land use plan for the area. The realization that some of the publicly or privately owned land in Roxbury is fit for development while other land is less desirable necessitates some type of flexibility in the plan. Zoning can be used as a tool for the enforcement of any such plan. For greatest success these processes should be initiated during year one of the five year planning period.

Open Space Management Inventory of Publicly Owned Vacant Lots And Maintenance on Open Space

The open space management program is proceeding smoothly in Roxbury. As of September 1979, thousands of square feet of vacant lot space had been treated by the program. A strong push will be made to have a clear visible presence in each open space during the five year planning period.

The open space management program should continue as it presently operates in Roxbury, and programming of lots and management tasks will be submitted as usual prior to each scheduling period. In conjunction with the open space management program, all efforts will be made to turn open space management responsibilities over to the community through the

mechanism of community groups. It is anticipated that this will generate both local interest in the physical disposition of the parcels and some opportunity for economic return to the community. Years 1-3 will see a strong concentration of efforts to bring city owned vacant lots up to an acceptable condition and during years three to five a strong push will be made to consolidate a program of community resident management for the sites.

There are several groups in the field of open space preservation who have already had some degree of experience. The Trust for Public Land and Boston Natural Areas fund have been very successful in their operations and it would be of benefit to seek their services and the services of groups like theirs when deriving strategies of land acquisition, funding and whatever other management questions which may arise.

Owner occupants will be encouraged to purchase and maintain the lots abutting their properties for use as expanded yard area or vegetable gardens. This policy has been successful in the past in Roxbury, and it goes a long way toward improving the asthetic quality of the neighborhood. These efforts, it is expected, will strengthen community resident's interest and participation in the upkeep and management of their immediate environs.

Urban Wilds in Roxbury

In Roxbury special attention must be paid to those natural areas still existing for two reasons; one, they are under constant threat of development due to the urban land crunch, and two, they are invaluable sources of passive recreation for the lower income and less mobile population that Roxbury houses. As part of the five year open space plan, special consideration will be given to the 13 possible urban wilds sites totalling 15.59 acres presently existing in Roxbury. These sites will be evaluated in terms of their respective contributions to the recreational needs of the community, the fragility of the environment, the feasibility of returning the land to natural uses, and the threat of impending development.

→ Of the 13 urban wild sites in Roxbury 4; St. James, Alpine, ^FMountain Street and Warren Gardens are under threat of development. During year one these sites will be examined and some sort of action program will be devised to save those sites for which the community, in conjunction with the BRA, feels the greatest sense of need. Whatever operations take place in these regards may be tied in with the general land use plan.

It is advisable that the oversight and management duties of urban wilds locations to be delegated to community groups as they become available. Land trusts have also proven successful in managing urban wilds so they too should be considered as an option for wilds management. Boston Natural area fund has expressed an interest in providing capital to re-naturalize mid-city spaces, they should be encouraged to operate in Roxbury.

The following are some sample descriptions of the Urban Wilds sites in Roxbury that the City and the BRA landscape architect deemed worth saving for City living enjoyment.

- | | | |
|-------|--------------------------|--|
| 10-02 | 0.53 acres | three mutually adjoining BRA owned vacant lots on the northerly side of St. James Street at the crest of the hill offer an outstanding view north-erly toward Downtown Boston. |
| 10-03 | 2.52 acres
2.93 acres | mutually adjoining spaces opened by demolition both sides of the hilltop along former Regent Street (discontinued) between Circuit Street and Alpine Street. Here is a 5 to 6 acre potential for a handsome public green space (Roxbury Memorial Garden?) of grass, flowers, trees and shrubs. Or it could first be a great vegetable garden allotment? Preserving the open-ness and neighborhood enjoyment aspects of this combined space under neighborhood oversight could strength-en the liveability of neighboring homes and apartments. |
| 10-06 | 1.4 acres | A prominent puddingstone outcrop surrounded and isolated by Warren Street, Walnut Avenue and Richard Street, relocated. Adjoins new row-houses and apartments on Fountain Street, Richard Street, and Warren Street. Included is all that remains of a former land gift to the City of Boston under a will, seeking to keep the land open forever. |
| 10-10 | | <p>In the valley of Cedar Street between Highland Street and Centre Street, half an acre (23,600 sq. ft.) on the <u>northerly</u> side of Cedar Street, is in the permanent care and control of the City of Boston Conservation Commission. Adjacent on the same side of Cedar Street are additional 73,900 sq. ft. now vacant, partly wooded, part massive puddingstone outcrops, on two different levels including land level with Linwood Street and vacant land behind the historic Alvah Kittredge house (10 Linwood), an architectural monument, currently R.A.P. headquarters. Adding the two together, there could be kept open and gardened or wooded and played on, but not built upon, an integrated area of 97,600 sq. ft., some 2.24 acres for neighborhood enjoyment.</p> <p>Also on the <u>southerly</u> side of Cedar Street, at Cedar Park, a further 30,800 sq. ft. now vacant could be protected for neighborhood enjoyment, and for enhancement of living in the boarded up apartments if they are ever re-opened.</p> |

This parks and open space management program if implemented in Roxbury will yield benefits in terms of resident satisfaction and beauty. It will be a landmark in the reclamation of inner city park facilities from deterioration and will go hand in hand with other revitalization strategies operating within the district. It is anticipated that this program and programs like it implemented throughout the City will once again make Boston's a viable park system.



Legend

- | | |
|---------------------|---------------------|
| Present | Proposed |
| * Active rec. | * Active rec. |
| ● passive rec. | ○ passive rec. |
| ▲ urban wilds | △ urban wilds |
| ■ squares/plazas | □ squares/plazas |
| ⊞ indoor facilities | ⊞ indoor facilities |

Ⓣ - - - - Transportation



EXHIBIT II

LOCATION OF PHYSICAL DEFICIENCIES

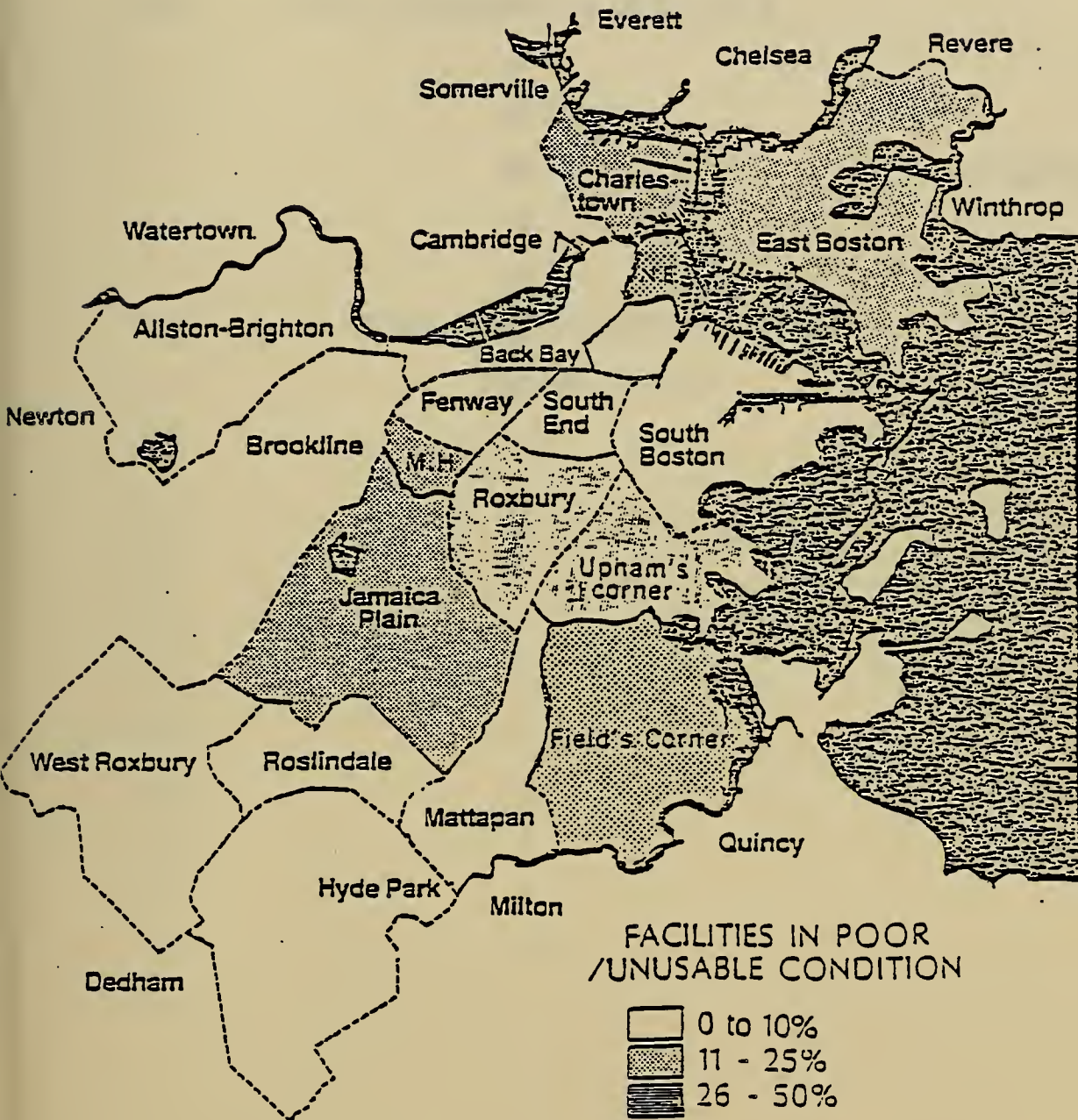


EXHIBIT I

REHABILITATION NEED/RANK

<u>Neighborhood</u>	<u>% Facilities in Poor/Unusable Cond.</u>	<u>Rank</u>
Upham's Corner	44	1
Roxbury	32	2
Franklin Field/Mattapan	29	3
North End	21	4
Jamaica Plain	17	5
East Boston	16	6
Charlestown	15	7
Field's Corner	14	8
Mission Hill	14	9
Roslindale	10	10
Fenway/Kenmore	9	11
South End	9	12
Allston/Brighton	0	13
Back Bay/Beacon Hill	0	13
South Cove/Chinatown	0	13
South Boston	0	13
West Roxbury	0	13
Hyde Park	0	13

Source:Adapted from Preliminary Open Space Inventory

Boston Redevelopment Authority, 1978.

OPEN SPACE RECREATION PLAN
SOUTH BOSTON

Table of Contents

- I. COMMUNITY CHARACTERISTICS
- II. INVENTORY
- III. ANALYSIS OF NEEDS
- IV. GOALS AND OBJECTIVES
- V. FIVE YEAR ACTION PROGRAM

I. COMMUNITY CHARACTERISTICS

History

Since the 1830's, South Boston, like other neighborhoods near downtown Boston, has greatly expanded its land area by filling bays, coves and inlets. For example, most of the industrial sector north of 1st Street, the Strandway, and the Castle Island area was created by landfill. Today, South Boston is a peninsula of approximately four square miles with spacious beaches and well-maintained parks. Its prime location not only affords its residents direct access to downtown Boston, but also immediate access to points north and south. South Boston is a stable, middle-income neighborhood and is considered one of the safest neighborhoods in Boston.

Population

Between 1950 and 1970 South Boston lost almost a third of its population. Although the population has remained relatively stable since 1970, at 38,000 there has been an increasing turnover and change in the population. Recent statistics show that the largest age groups were 25-44 years old (21.5%); 45-64 years old (24.8%); and over 65 years (15.3%). Thus, approximately 62% of South Boston residents are 25 years or older as compared to the citywide average of 57%.

South Boston has a population density of 16 person/acre. Compared to other neighborhoods, South Boston had the fifth lowest density rate. This figure was computed by including the industrial district - north of First Street; therefore, the realistic density rate is actually among the highest in the city.

Personal Income Levels

According to the U.S. Census of Population and Housing, the median family income ranged within the sub-neighborhoods of South Boston from \$4,590 to \$11,207 in 1970 as compared to the City of Boston median of \$9,133.

Topographical

The neighborhood of South Boston is bordered by water on the north, east and south sides and an industrial belt on the west. Topographically, South Boston is generally flat with some gentle sloping with the exception of Thomas Park which rises steeply from the sea to an elevation of 150 feet. The Dorchester Heights Monument was erected within the park to commemorate the evacuation of the British from Boston by the colonists in 1776.

APPENDIX

a. The beach will be located near the proposed housing and will be accessible on foot to the residents and by car to other visitors. There will be beach parking provided next to the existing recreation building. Some picnic facilities will be provided on the beach and restrooms and possibly a concessioner's stand may be accommodated in the recreation building. To protect the beach from the winds and waves while containing the sand, terminal structures such as breakwaters or groins will need to be constructed. Due to the extensive tidal flats, some dredging will be necessary to create a swimming basin.

b. The boat basin will be located close to the future University/Community Center and Kennedy Library. It will accommodate 200-250 boats. There will be a public landing which would allow University commuter ferry and harbor cruise boats for the Kennedy Library to stop at Columbia Point. The boat basin will be protected on the northeast side by a permanent breakwater, which can be used for strolling and fishing. A boat channel will have to be dredged to connect the boat basin to the main Dorchester Bay Channel.

c. A waterfront promenade will extend along the entire northern shoreline and it will inter-connect various parts of the recreation area. The promenade will allow for walking, sitting and enjoying of water views. The entire Old Harbor Recreation Area will be extensively landscaped with a diversity of planting suitable for a seashore such as beach plums, oaks, dwarf pines, junipers, bayberry and others. Walkways in the recreation area will be a combination of hard paved surfaces, boardwalks or stone dust paths.

In its over-all plans for development at Columbia Point the City is considering arrangements that would place day-to-day responsibility for park maintenance (shoreline, playgrounds and recreation building) in the hands of the private developer and management entity selected to operate new housing at the Point. This will allow Point residents a greater role in the use of these facilities and provide a more direct source of maintenance.

ACTION PROGRAM SUMMARY

Activity

1

2

3

4

5

NEW PARK CONSTRUCTION

Gardner Street Landfill - design/
funding/implementation.

Carrolton Road
design/funding/implementation.

Hastings Street Lot
design/funding/implementation.

PARK REDESIGN/RECONSTRUCTION

Explore ways of improving
existing school playgrounds.

NEW RECREATION FACILITIES

Gardner Street Landfill -
Explore City-wide and
innovative recreation uses.
Provision of winter sports
activities; activities for the
handicapped.

Tie in development of Dump
Shoreline Urban Wilds area
with Landfill recreation
facilities: bicycle paths,
jogging paths, etc.

Additional tennis courts

RECREATION PROGRAMS

In conjunction with the School
Department, institute programs
at the school playgrounds.

Expand recreation programs for
elderly and handicapped
persons.

MAINTENANCE/MANAGEMENT

Improve and expand City's
maintenance program.
Allocate additional funds;
expand staff; acquire
equipment.

Activity

1

2

3

4

Explore additional sources of
maintenance money: grants,
private sources.

Develop community maintenance
programs - Piemonte Park -
Duffy Square.

IV. FIVE YEAR ACTION PLAN

Priorities for action in the next five years for West Roxbury include:

1. Developing a recreation plan for the Gardner Street Landfill.

Starting with Year I, the Landfill Task Force should join with interested citizens of West Roxbury to prepare a plan for the use of the Landfill, once it is closed in June, 1980. Elements of the plan should include: study of Sasaki Associates consultants report to understand the types of facilities/uses the Landfill can sustain; develop uses which meet the needs of the community, using this Open Space Plan as a starting point; determine funding sources, both public and private, to get the facilities built.

The Task Force should also consider the City-wide needs for recreation, since this is a large site. It should also consider the Urban Wilds designation for the Charles River shoreline adjacent to the site, in planning for recreation activities. Innovative uses in recreation should also be explored. For example, other cities are developing special playgrounds to accommodate both handicapped and non-handicapped children at the same time on the same specially-designed play equipment. Competitions could be held to name the site, or to discover an innovative use or unmet need.

2. Urban Wilds

Among the privately-owned Urban Wilds acres in West Roxbury, the Brook Farm site is particularly significant.

This property currently belongs to the Lutheran Church. The Metropolitan District Commission is seeking to acquire this wetlands in order to preserve the natural drainage land of the Charles River. This land is also identified as part of the Charles to Charles Open Space Plan. In addition, Brook Farm is on the National Historic Register and is located on this property. Every effort should be made to encourage and assist the MDC to acquire this property.

The following chart summarizes a Five Year Strategy for Open Space.

FIVE YEAR ACTION PLAN

Activity	1	2	3	4
----------	---	---	---	---

PARK REHAB/RESTORATION

Mary Draper Playground Install lights at ballfields. Refurbish field - new benches, etc.	_____			
---	-------	--	--	--

Mary Draper Pool Sign needed - vandal-proof lights for parking lot. Rehab locker room. Provide additional security.	_____			_____
---	-------	--	--	-------

PLANNING

Work with West Roxbury Landfill Task Force to plan recreation uses for re-use of the site.	_____			
---	-------	--	--	--

Establish working group in vicinity of Carrolton Road to explore development of the Carrolton Road vacant lot as a park.	_____			
--	-------	--	--	--

Review passive recreation uses/ potential for conservation lands.	_____			
---	-------	--	--	--

Once Sawmill Brook is acquired by MDC, assist in planning passive recreation uses.		_____		
--	--	-------	--	--

Update and revise open space and recreation plan with assistance of community residents.	_____			
--	-------	--	--	--

Coordinate neighborhood open space and recreation activities.	_____			
--	-------	--	--	--

Participate in CDBG/Capital Budget process to allocate funds for parks/recreation purposes.	_____			
---	-------	--	--	--

owned property should be a combination parking lot and planted sitting area, with the benches shielded from the cars by shrubbery. Passive recreation may also be provided on conservation land as appropriate and as Urban Wilds sites are acquired by the City.

The remaining 43.38 acres are devoted to active recreation areas. West Roxbury's parks are generally in excellent or very good condition. The school playgrounds are mainly asphalt, with some type of equipment, such as swings, basketball hoops, etc. These areas are also in good condition, although usually lacking any kind of grassy play area.

The National Parks and Recreation Association has Standards for types of active recreation facilities. A summary chart follows:

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Required</u>	<u>Available</u>	<u>Deficient</u>
Baseball Diamonds	1 per 6,000	6	8	+ 2
Softball Diamonds (and/or youth diamonds)	1 per 3,000	12	1	11
Tennis Courts	1 per 2,000	17.5	10	7.5
Basketball Courts	1 per 500	70	8	62
Swimming Pools-25 meter	1 per 10,000	5	3	2
Swimming Pools-50 meter	1 per 20,000			
Open Space	10 acres per 1,000	349.9	653.54	+ 303.64
Playlots	1 per 500-2,500	35	4	31
Vest pocket parks	1 per 500-2,500	35	2	33
Neighborhood parks	1 per 2,000-10,000	7	4	3
District parks	1 per 10,000-50,000	1	1	-
Large urban parks	1 per 50,000	-	-	-
Regional parks (8)	Serves entire pop.	-	-	-

The deficiencies in neighborhood open space exist in active recreation facilities. This will be addressed in part by the development of the West Roxbury Landfill. Neighborhood needs, such as additional tennis courts, jogging paths and winter activities can be located here, depending on the site's ability to accommodate these uses.

Many of the NPRA Standards appear excessive for this neighborhood because of the large amount of open space and the overall low residential densities. While more softball diamonds and tennis courts are needed, the basketball court Standard is certainly excessive. The Standards do not take into account the age structure of the neighborhood.

West Roxbury is expected to grow slightly by the year 2000. The demographic characteristics that presently exist may be expected to continue in this family neighborhood. With 39% of the population between 0 and 19 in 1970, this percentage can be expected to remain stable or increase slightly. Recreation activities will not be radically different, although the current trend in personal

physical fitness should be expected to continue. Demand for jogging, bicycling and swimming facilities may increase. Winter recreation, such as cross country skiing, will also be on the increase.

Another need, which is not unique to West Roxbury, is for increased parks maintenance. The City must be willing to allocate admittedly scarce resources to maintain the substantial investment it has in the parks and playgrounds. So, too, communities must be willing to explore ways of maintaining some small park areas themselves, in recognition of the benefit they derive from clean, well-kept open space.

A second city-wide need is for handicapped access to the parks and facilities. There are handicapped provisions at the MDC Phelan Pool and the playfields are generally accessible to handicapped persons, but they do not contain special facilities, such as lowered drinking fountains, modified tables, etc., for handicapped persons.

In 1970, over 80% of West Roxbury residents had at least one automobile. Yet, parking facilities at the parks are very poor. Provision of ample parking at existing and any new facilities are needs of this community.

IV. NEEDS ANALYSIS

The National Parks and Recreation Association (NPRA) has set standards for open space in a community at 10 acres of open space for every 1,000 people. The chart below summarizes the open space in West Roxbury.

<u>1970 Population</u>	<u>Acres Open Space*</u>	<u>Space/ 1,000</u>	<u>NPRA Standard 10/1,000</u>	<u>Difference</u>
34,989	653.54	18.68	349.9	+ 303.64

*Includes all publicly-accessible open space, both conservation and recreational lands.

West Roxbury has more open space than is required according to the Standards. However, many of the open space acres serve a larger population than the people in West Roxbury. And over 100 of these open space acres are Parkways.

A. Conservation Areas

The 653.54 acres of open space in West Roxbury include 491.16 acres of conservation lands. Over 80%, or 400 acres of this conservation land is also used for passive recreation, and will be discussed in the recreation section below.

The remaining 91 acres of publicly-owned conservation land are comprised of the 81-acre dump shoreline and several smaller parcels. There may be opportunities to link the Charles River Dump Shoreline with recreation facilities to be developed at the adjacent Landfill.

While conservation lands are only one component of a community's open space plan, the opportunity to augment West Roxbury's open space by acquiring additional conservation lands is unparalleled.

There are 335.74 acres in privately-owned, designated Urban Wilds. These should be analyzed for potential as conservation land, recognizing that most conservation lands have not just significant, but unique natural features. Those sites which represent unique natural areas should be protected by the City, through a variety of mechanisms, including conservation restrictions, easements, gifts, etc.

The remaining privately-owned Urban Wilds sites which are not earmarked for conservation should also be protected. An Urban Wilds designation is not meant to preclude any development; it is meant to try and preserve those significant natural elements of the site. Boston should develop a permit system which would require the permission of the Boston Redevelopment Authority and/or Conservation Commission prior to construction on an Urban Wilds site.

Special user groups for conservation land certainly include the elderly, which comprise 22.5% of the population. Conservation areas, with limited developed passive recreation facilities such as paths, boardwalks, and benches, would serve this group. Provisions for handicapped persons to enjoy these sites should also be made.

B. Recreation Areas

The majority of open space acreage in West Roxbury is used for some form of recreation.

Recreation areas may be divided on the basis of activities pursued and facilities available. Active uses include sports activities such as tennis, softball, basketball, and gymnasium facilities, swimming pools, etc. Passive uses include picnicing, hiking and birdwatching.

In addition to overall Standards for open space in a community, the NPRA has also established Standards for the different types of recreation. The Standards call for 50% of the open space to be for passive recreation, and 50% for active recreation. The chart below summarizes West Roxbury's relation to the Standards. Note that 400 acres of conservation land is also classified as passive recreation land because of the availability of hiking paths, trails, bird-watching areas, etc.

<u>Total Recreation Acreage</u>	<u>Active Recreation</u>	<u>NPRA (50%) Standard</u>	<u>Passive Recreation Acres</u>	<u>NPRA (50%) Standard</u>
562.61	43.38*	175	519.23	175

*Includes school playgrounds

The 519.23 acres of passive recreation space include the West Roxbury Parkway and Bellevue Hill, and the Veterans of Foreign Wars Parkway. These open spaces were developed at a time when the Sunday drive was a form of recreation. Even today, while these roads serve as major arteries for the West Roxbury neighborhood, they are scenic and pleasant routes. The open space the Parkways provide should not be diminished, for, in addition to enhancing the roadway, the open space is an asset to the abutting homes. The green and tree-shaded Parkways help define West Roxbury as a suburban neighborhood, characterized by low densities and individual yards.

Other passive recreation open spaces have been described as "traffic islands"- these sites vary from .02 of an acre to .50 of an acre, and in addition to serving a traffic function, they can serve as a neighborhood green space. With community initiative, they can be attractively planted and become a focus of the block.

Additional passive recreation areas should be developed in West Roxbury on Centre Street, at the Hastings Street lot. This city-

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Additional open space which borders West Roxbury and is used by the community as listed in open space totals for this neighborhood, however,						
Arnold Arboretum (Arboretum at Centre St. Jamaica Plain)	City of Boston Harvard University manages it under lease from the City	223 City 42 Harvard 265 total	Rare varieties of trees/botanical garden, walkways	passive recreation/ nature study resource for entire City	excellent	
George Wright Golf Course (West St./Myopia Road) Hyde Park	MDC	158.48	Golf course/scenic area, winter activities of tobogganing, sled- ding, etc.	local resi- dents/resource for the entire City	excellent	
TOTAL ADDITIONAL:		423.48 acres				

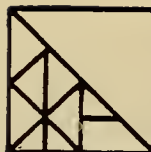
EXISTING FACILITIES

- OUTDOOR / ACTIVE
- ▲ OUTDOOR / PASSIVE
- INDOOR

PROPOSED

- ACTIVE
- △ PASSIVE

keyed to inventory



WEST ROXBURY

0 1000 2000 4000 FEET



Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
27 Bellevue Hill	MDC	S-.5 27.35 acres included in W. Roxbury Parkway total	part of West Roxbury Parkway. This is the highest point in the City of Boston	Neighborhood residents	poor	Preservation of this wooded natural area; encourage development of park facilities/picnic area. Trim trees to benefit from scenic view.
18 Veterans of Foreign Wars Parkway	MDC	S-.5 59.59	Parkway	motorists	good	Participate in MDC/Consultant study of Parkway. Improve poor drainage areas.
Sub-Total:		119 acres				
19 Duffie Square (Stratford St./Railroad tracks)	City of Boston Parks Department	S-.5 0.05	grassy median	immediate neighborhood	fair	Encourage neighborhood to 'adopt' this small open area.
20 Henry P. Morelli Square (Wren/Woodard Sts.)	City of Boston Parks Department	S-.3 0.02	grassy median	immediate neighborhood	fair	
James E. Phelan Memorial Pool (Gardner St./VFW Pkwy)	MDC	L.5	Pool with facilities for handicapped	all ages	good	
2 Walter D. Bryan Memorial Rink (Gardner St./VFW Pkwy)	MDC	L.5	Skating Rink			

OPEN SPACE INVENTORY

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
3 Parkway Boys Club 1716 Centre Street	Private	B-1 indoor facility	Gymnasium weight room exercise/dance rooms, sponsor basketball and hockey leagues, arts & crafts activities	Open to the public for a nominal yearly charge	excellent	
YMCA 15 Bellevue	Private	B-1 indoor facility	Gym, pool, hand- ball courts, weight room, arts & crafts activities	Membership in "Y"	excellent	
Recreation Total:		162.38 acres				
Conservation lands used for passive recreation:		400.23 acres				
TOTAL OPEN SPACE USED FOR RECREATION:		562.61 acres				

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Bunker Little League Field	Parkway Little League	Total 2.0	Ballfields	Membership in the league open to the public	good	Will be enlarging the field next year
Praught Little League Field (Baker Street and railroad tracks)	Parkway Little League	25.57 acres	Bleachers/lights		excellent	Recently rehabilitated
Sub-Total:						
<u>SCHOOL PLAYGROUNDS</u>						
West Roxbury High School (Gardner Street)	City of Boston	6.0 est. (43.13 total site)	1 football field 6 tennis courts 1 track, 1 pool, 1 gym, 1 baseball field, 1 soccer field, 1 basketball court	students/ community school	excellent	Encourage expanded use of this community facility
William Ohrenberger School (West Boundary Road)	City of Boston	4.0 est.	Gymnasium 3 ballfields 2 basketball courts	students/ community school	excellent	
Beethoven School (Washington Street/ Intervale Avenue)	City of Boston	S-.5 .57	modern children's outdoor recreation equipment/swings	school children/ community after school	excellent	Explore, through parent school groups, ways of increasing recreation facilities at schools. Explore alternative maintenance arrangements with parents/school officials/ civic groups.

OPEN SPACE INVENTORY

Inventory for		West Roxbury Recreation Facilities				
Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
William Cannon School (35 Hastings Street)	City of Boston	S-.5 0.94		School children/ after school neighborhood children	good	Explore ways of increasing recreation facilities at these schools. Explore alternative maintenance arrangements with parents/school officials/civic groups
Joyce Kilmer School (Baker/Arsonia Sts.)		S-.5 1.69				
Patrick F. Lyndon School (Russett/Greaton Sts.)		S-.5 0.73				
Randall G. Morris School (35 Wren Street)		S-.5 0.85				
Theodore Parker School (Church/Centre Sts.)		S-.5 0.52				
Robert G. Shaw School (20 Mt. Vernon Street)		S-.5 1.32				
Sophia W. Ripley School (Temple/Keith Sts.)		S-.5 1.19				
<u>Sub-Total</u>		<u>17.81 acres</u>				
West Roxbury Parkway	MDC	S-.5 B-1, L-1; 59.18 acres (includes Bellevue Hill)	Parkway, major roadway, no formal recreation facilities; open space	motorists; abutting residents	very good	Avoid inappropriate land uses on Parkway; preserve residential character.

Inventory for West Roxbury - Conservation Sites/Urban Wilds

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
* Sawmill Brook (VFW Parkway at Baker St.)	Association of Evangelist Lutheran Churches	S.3 180	Wetlands; marsh, rock outcroppings, Sawmill Brook, ponds, also Brook Farm buildings	Hikers, birdwatchers, historians	excellent	MDC should expeditiously acquire this property for passive recreation and conservation uses.
* Stony Brook Reservation (Washington St. at West Roxbury Parkway)	MDC	S.3 450 total 154.26 in West Roxbury	Swamps, hills, woods, Turtle Pond winter recreation: snow shoeing, cross-country skiing, etc.	Hikers, picknickers, etc. This is a resource for the entire City	good	
* West Roxbury High School (West Boundary Road)	City of Boston School Department	43.13 total site	Designated Urban Wilds: wetlands, freshwater marsh, vegetation. Also active recreation uses-see next section	High school students, community	good	Preserve the wetland area as conservation/passive recreation use
TOTAL CONSERVATION ACREAGE IN WEST ROXBURY		491.16				
* Sites also included as passive recreation acreage. Total conservation sites which provide recreation:		400.23 acres				

OPEN SPACE INVENTORY

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
1 Billings Field (Centre/LaGrange Sts.)	City of Boston Parks Department	S-.5 10.83	1 baseball field 2 basketball courts 3 tennis courts new benches lights & fencing 1 tot lot	W. Roxbury community; little league teams	excellent/ good	Recently rehabilitated encourage local cooperation to maintain this facility.
2 Mary Draper Playground Mary Draper Pool (Washington/Stimson Sts.)	City of Boston Parks Department	S-.5 5.76	2 baseball fields 1 basketball court 1 tennis court 1 tot lot 1 pool	community pool hours & activities should be better publicized to the community; scout groups etc.	Fair Pool is in excellent condition; locker rooms needed continuously vandalized but are currently in fair/good condition	Lights needed at field. Sign needed for field/pool on Washington Street. Vandal-proof lights needed in pool parking area. Police patrol intensified to reduce pool vandalism. Field needs refurbishing.
3 Thomas J. Hynes Playground (VFW Parkway/Brucewood St.)	City of Boston Parks Department	S -.5 6.42	1 baseball field 1 softball field 2 basketball courts 1 tot lot 1 sitting area	surrounding neighborhood	excellent	Provide public parking, minor maintenance of swings, sitting area.
4 Gabriel F. Piemonte Park (Lassell St/Addington Rd)	City of Boston Parks Department	S-3 0.09	landscaped mini-park/open space	immediate neighborhood	excellent	Provide 2-3 benches
5 Carrolton Road (across from #16 Carrolton Road)	City of Boston	.47	vacant, wooded lot	Neighborhood children	undeveloped	Explore with neighborhood development

III. INVENTORY

The inventory sheets for conservation and recreation areas follow.

OPEN SPACE INVENTORY

Inventory for		West Roxbury - Conservation Sites/Urban Wilds				
Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Dump Shoreline	City of Boston Department of Public Works	M-1 80.90	Freshwater marsh scenic riverbank	hikers-only accessible on foot from Rivermoor St.	fair; subject to trash & leachate from adjacent landfill	This site is adjacent to the landfill which the City will be closing in 1980. Link between recreation uses on landfill and this site should be encouraged.
Dragon Rock	City of Boston Real Property Dept.	S-.5 1.17	Rock outcroppings; woodland-a small natural area in a residential neighborhood	immediate neighbors	good	
Dana Road (the Grove area)	City of Boston Real Property Dept.	S-.5 8.86	Brook, wetland, steep hills, rock outcroppings	immediate neighbors- provides a very secluded & natural setting for houses in the Grove	good	Work with community to develop some park facilities; keep remainder as conservation land, possibly through restrictions.
*Hancock Swamp (behind Mt. Benedict Cemetery)	Boston Natural Areas Fund	R-.5 7.90	Wooded swamp, boardwalk recently installed	birdwatchers	area is becoming wetter due to increased runoff of surrounding developed land	Encourage timely transfer to Boston Conservation Commission
		S-.5				

Create awareness of the Urban Wilds Program, and the priorities already outlined for land preservation.

Publicize mechanisms for preserving conservation lands: tax benefits, conservation easements, gift procedures and transfers of property.

5. Develop suitable recreation uses in conservation areas.

As acquired, inventory conservation areas for potential recreation uses.

Discuss needs and desires for recreation opportunities in conservation areas with citizens and conservation groups.

Determine overall neighborhood need for recreation uses in conservation lands.

Provide access to areas which have recreation uses.

B. Recreation Areas

There are 162.38 acres of recreation lands in West Roxbury. These sites offer both passive and active recreation activities, and range from tennis courts to scenic roadways. In addition, 400.23 acres of the conservation lands offer passive recreation opportunities.

Goals and Objectives

1. Maintain recreation facilities and programs.

Work with community/neighborhood groups to develop innovative maintenance programs as appropriate.

Develop "parks awareness" programs to decrease vandalism and littering.

2. Work with neighborhood groups to determine recreation priorities.

Establish "Parks and Recreation" committees in existing neighborhood groups to work on open space issues.

3. Work with the Landfill Task Force to develop priorities and specific recreation programs for the West Roxbury Landfill.

Develop programs which are both compatible to the landfill, and which meet neighborhood and city-wide needs for recreation.

Develop funding strategies to implement the plans/ programs.

4. Assure access to recreation facilities.

Establish parking areas at existing facilities.

Provide handicapped access where difficult or unavailable.

Insure handicapped access in all new recreation facilities.

5. Maximize opportunities for development and expansion of recreation areas.

Using priorities established with the community, acquire new sites and provide needed programs.

Develop funding sources to accomplish this, including private sources of recreation money.

West Roxbury's particular density, population, income levels and land use factors relate to open space policies in the following general ways: Neighborhood residents appear to have the time and resources to spend on recreation activities. Higher income levels indicate a choice factor other neighborhoods may not enjoy. Private forms of recreation (country clubs, organized groups, etc.) are an alternative for many residents of this neighborhood, as is the ability to travel out of the neighborhood for activities not available locally. In addition, many of the homes have private backyards, thus affording families personal recreation space.

High education and professional employment levels would seem to indicate an ability on the part of residents to be sensitive to the care and maintenance of public recreation facilities, as well as an awareness of diverse types of recreation. This neighborhood is likely to be in the forefront of adopting new trends in recreation activities, and in being able to buy sports equipment. This could include equipment necessary for youngsters to participate in organized sports activities, such as football and hockey. The large number of elderly residents also indicates a need for sitting areas and passive recreation opportunities.

II. GOALS AND OBJECTIVES

Open Space, for the purposes of this report, is broken down into two general categories: (1) conservation areas, which may include provision for such passive recreation activities as birdwatching and walking and (2) recreation areas, which include facilities for both passive recreation and more active forms of recreation.

A. Conservation Areas

Conservation areas are lands which are protected by public ownership or controls because of significant natural features. They can include watersheds, marshlands, shorelines, etc. In West Roxbury, there are eight such conservation areas, comprising 491.16 acres. Seven of the sites are publicly-owned; the eighth site, Sawmill Brook, is in the process of being acquired by the MDC.

All of these sites have been designated as Urban Wilds. Urban Wilds are areas, either public or privately-owned, which contain significant natural features, and they can be either conservation lands, or lands suitable for recreation.

Goals and Objectives

1. Preserve conservation areas.

Using the Action Sequence developed as part of the City's Urban Wilds Program, work to preserve the private areas most endangered.

Analyze the private Urban Wilds to determine which ones are suitable for conservation.

2. Acquire additional conservation land.

Encourage timely acquisition of 180-acre Sawmill Brook by the MDC.

3. Develop additional land use restrictions for privately-owned Urban Wilds.

Adopt a program similar to New York City's "Special Natural Area" zoning which requires City Planning or Conservation Commission permits prior to building on a parcel within a Special Natural Area.

4. Develop citizen awareness for preserving conservation areas.

Institute programs in Community Schools on conservation.
Develop a constituency for conservation to assist in preservation/regulation efforts.

I. BACKGROUND INFORMATION

West Roxbury, located in the southwest corner of Boston, is the most suburban of the City's neighborhoods. It is a community characterized by well-kept one- and two-family homes on tree-lined streets.

The population of West Roxbury in 1970 was 34,989, with 15% of the residents between 0-9 years; 16.5% between 10-19 years; and 22.5% over age 60. West Roxbury has the highest percentage of its population over age 60 of any community in Boston, but the lowest percentage in this age group below the poverty level. In 1970, 0.8% of the population was classified as minority. Boston Redevelopment Authority population estimates for 1976 indicate a total population in West Roxbury of 35,314, with a 1.0% minority population.¹ Population projections for the year 2000 are 35,027.²

West Roxbury contains 4,252 acres, and, based on the 1970 census data, is the least dense neighborhood in Boston with 8 persons per acre. There are 653.54 acres of publicly-used open space, with 491.16 acres in conservation lands, and 162.38 acres used for recreation.

Income levels in West Roxbury are the second highest in the City of Boston. In 1970, the median family income was \$12,285. A 1978 survey indicated a median family income of approximately \$18,000 among the West Roxbury households surveyed.³ The survey also disclosed high educational levels, with 29% of those surveyed having completed college,⁴ and 22% employed in professional and business capacities.

West Roxbury's predominant land use is residential, with a major neighborhood commercial node along Centre Street, and other centers of commercial/retail activity along the VFW Parkway, and at Washington/Grove Streets.

1. "Estimates of the Minority and Non-Minority Population of Boston's Neighborhoods in 1976". Boston Redevelopment Authority Research Department. Minority includes Blacks, American Indians, Orientals, and Spanish-speaking persons.
2. "Population and Employment Projections for Boston by Neighborhood - 1975-2000." Prepared by the Central Transportation Planning Staff. Revised October 15, 1979.
- 3/4 Consensus, Inc., (The Plessner Poll), A 1978 Survey of Boston Resident Attitudes.
5. Sasaki Associates "Gardner Street Landfill Site Study".

There are two land uses unique to West Roxbury: the West Roxbury Crushed Stone Quarry, and the Gardner Street Landfill. The Quarry comprises some 80 acres and is currently operating in a residential neighborhood of one- and two-family homes. The current operator projects that quarrying operations can be economically continued for the next 20 years. A reuse plan needs to be developed by the City and residents for implementation when the quarrying ceases. The site has been designated an Urban Wild, and offers opportunities for recreation and other land uses. Adjacent to the Quarry is the 76 acre site of the Roxbury Latin School. This is the oldest private grammar school in the country, and the site has been listed as an Urban Wild.

The second significant and unique land use is the Gardner Street Landfill. It is to be closed by the City in 1980. Consultants have determined that recreation uses are among the suitable reuses for this 90-acre site. With views of the Charles River from atop the Landfill, it offers recreation potential for the entire City of Boston. The community needs to have input in determining what types of recreation should be developed here, within the land capabilities outlined by the consultants.

Adjacent to the Quarry is the 80-acre Dump Shoreline Urban Wilds site, which is also owned by the City of Boston. Recreation development at the Landfill should tie-in with the opportunities available along the riverbank. Joint development of the areas should be considered.

Because of the constraints on the available vacant land (topography, etc.,) it is not expected that land use patterns will change significantly in the future in West Roxbury. Many of the vacant parcels have natural rock outcroppings, or wetlands characteristics which make construction difficult and costly. Some development of homes and light industry and commercial uses, where zoned, can be anticipated, but this growth should not put a significant increased demand on conservation/recreation open space.

West Roxbury is well-served by arterial highways; the Veterans of Foreign Wars Parkway and West Roxbury Parkway ring the neighborhood. Washington Street and Centre Street are also major routes. In addition, bus service from the Orange Line MBTA terminal at Forest Hills is available to West Roxbury. Recent cut-backs have decreased the bus service in the area, however, and there is no "cross-community" service - all routes currently travel north-south. The Needham Branch of the commuter rail service has been shut down until 1985, while the Southwest Corridor project is constructed. A major issue is the type of service to be provided when the line reopens: rapid transit or upgraded commuter rail. Current state policy is for the commuter rail upgrading while retaining the option of rapid transit service sometime in the future.

OPEN SPACE RECREATIONAL PLAN
WEST ROXBURY

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V. FIVE YEAR ACTION PLAN

FIVE YEAR ACTION PLAN

Y E A R

1 2 3 4 5

A. Develop additional open space areas

1. Landscape major arterials
2. Develop open space within major Development projects
3. Develop Victory Gardens

B. Continue Restoration of existing facilities

1. Blackstone & Franklin Squares
2. Carter Playground

C. Develop Innovative Maintenance Programs

1. Improve and expand municipal maintenance
2. Develop community maintenance program
 - a. Provide Neighborhood groups with equipment and funds for maintaining facilities.



Rehabilitate the Major Squares

Approximately one-third of the South End open space and recreation facilities is passive in nature and is oriented around the major residential squares, Chester Park, Concord Square, Rutland Square, Union Park, Worcester Square, Blackstone and Franklin Square. Franklin Square and Blackstone Square are the two very important spaces which should be upgraded.

Improvements in landscaping and design are currently planned for Franklin Square. However, the funding level is inadequate for the necessary improvements. An application for additional funding for Franklin Square and for funding for needed improvements to Blackstone Square will be made to HCRS.

Victory Gardens

Victory Gardens have sprung up on the South End on various parcels cleared through the urban renewal process. Although never a part of the plan, the gardens have become institutional uses of open space. The Gardens are very important in the South End as open space, as a leisure activity and as a source of food. Several of these gardens or other appropriate lots should be acquired by the Conservation Commission or local community groups to ensure the future of these valid resources.

Community Control of Maintenance

Maintenance, or rather the absence of maintenance is a City wide problem. A program of neighborhood control of maintenance should be developed for all facilities within the South End. This concept has been employed in conjunction with several of the facilities developed through the urban renewal program and should be extended to all facilities. Without such a program, the facilities do not receive routine maintenance and they rapidly deteriorate and/or are vandalized and soon require major improvements.

VI FIVE YEAR ACTION PROGRAM

Areas To Be Developed

Victory Gardens: Identify both existing and potential sites for Victory Gardens. Develop program for acquisition, development of and maintenance of sites with community, conservation commission and Boston Urban Gardens.

Blackstone and Franklin Squares

Prepare application to HCRS for Blackstone and Franklin Squares. General improvements include landscaping, walks, fencing, lighting and benches.

Maintenance and Rehabilitation

Open Space and recreation facilities in the South End are generally in good condition. Many facilities have recently been improved and several are scheduled to be improved in the immediate future. The real need in South End facilities is for improved and continued maintenance. Community maintenance of smaller neighborhood facilities should be encouraged and expanded.

2) Goal: Continue restoration of park facilities.

Objective: Redesign, landscape and fence Blackstone and Franklin Squares;
Landscape passive areas;
Rehabilitate Carter Playgrounds, construct Upton Street Playground, and redevelop O'Day Playground.

3) Goal: Devise innovative approaches to open space management and maintenance.

Objective: Improve and expand municipal maintenance programs;
Develop community maintenance and ownership programs;
Upton Street playground;
O'Day Playground;
Victory Gardens;
N-1 Park.

4) Goal: Work closely with neighborhood groups in determining open space and recreation priorities.

Objective: Periodically update open space and recreation plans with neighborhood groups

IV ANALYSIS OF NEEDS

The Development of parks and open space was a priority of the Urban Renewal Program and as a result more new park development has occurred in the South End over the last ten years than in any other area of the City. However, not all needs are met and open space is a continuing priority. Thus the development of additional space is planned on conjunction with major development projects which include the replacement transit service on Washington Street, the Viviendas II Development, the reconstruction of Tremont Street and Columbus Avenue and the Southwest Corridor. Anticipated open space ranges from the planting of trees and landscaping along the arteries to the development of recreational facilities in the planned residential complex to the major park on the deck of the Southwest Corridor.

OPEN SPACE RECREATION STANDARDS

SOUTH END

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball Diamonds	1 per 6,000	4	9	-
Softball Diamonds	1 per 3,000	8	-	8
Tennis Courts	1 per 2,000	12	12	-
Basketball Courts	1 per 500	49	9	40
Swimming Pool 25 Meter	1 per 10,000	2.4	2 Temp.	-
Swimming Pool 50 Meter	1 per 20,000	1	-	1
→ Spray Pool				
Open Space	10 acres per 1,000	240	32.51	217.51
Playlots	1 per 500-2,500	49	8	41
Vest Pocket Parks	1 per 500-25,00	49	15	34
Neighborhood Parks	1 per 2,000- 10,000	12	5	7
District Parks	1 per 10,000- 25,000	2.4	-	2.4
→ Large Urban Parks	1 per 50,000	-	-	-

South End Population 24,688
1975 State Census

housing in the new subsidized developments built under urban renewal. The number of Black residents in several sections of the South End has also grown. This new population, coupled with the demolition of dilapidated buildings associated with the early phases of urban renewal, has put pressure on some traditional South End population groups to find new housing outside of the district.

Although low and moderate income Blacks have been part of this relocation process, U.S. census data suggests that the largest relocation group has actually been low income Whites. Thus the renewal process in the South End has been rather different from that in other larger American cities undergoing redevelopment. Throughout the renewal period, the South End has been able to retain its traditional racial and ethnic diversity while gaining a new mix in terms of incomes and lifestyles.

This new economic mix has been achieved by a significant City commitment to low and moderate income residential rehabilitation and new construction. The 1965 Urban Renewal Plan had recommended a total of 3,100 low and moderate income rehabilitated and new housing units. The BRA and the City of Boston (with Federal and State assistance) have met and even surpassed this goal by having been responsible for the construction and rehabilitation of a total of more than 4,400 low/moderate income units including 939 units designed especially for senior citizens.

The South End's 1970 population of 22,775 shows a dramatic change from the 1950 high of 57,218. The 1970 population drop reflects the early demolition phase of urban renewal, and the conversion of high density lodging houses to lower density apartments and single family homes. The population drop of this area can also be accounted by the abandonment and fire damage of severely deteriorated buildings which was prevalent in this time period.

The 1978 Concensus Survey estimated a gain of almost 2,500 people over 1970. This reflects newly constructed units comprised of housing for senior citizens and several moderate to large subsidized developments such as IBA, Concord housing, Tenant Development Corporation (TDC), Scattered Site Rehab Program and private renovation of boarded and fire damaged shells. This rise in the South End's population of residing in the area with its amenities and proximity to the downtown.

From 1960 to 1970, the total population of the South End decreased by more than 12,000 residents. The percentage of the Blacks remained stable while the percentage of the Whites decreased by 17%, or nearly one-fifth of the entire White population. Private sector conversions of rooming houses to one, two and three family dwellings were concentrated in sections of the South End which were predominantly White, thus accounting for the sharp drop in the percentage of White residents.

During the 1970's this same process of conversion/rehabilitation has reached more deeply into sections inhabited predominantly by Black residents and possibly accounts for the recent drop in the Black population.

Future racial and ethnic composition will probably stabilize as other opportunities for large numbers of inexpensive buildings awaiting public or private acquisition seem past. Nor is there much vacant land on which to build large scale housing developments.

The South End should retain its historic and racial mix for the foreseeable future and remain predominantly black and white with a growing and significant Hispanic and Oriental minority.

Since 1970, due to the substantial number of middle class people (including minorities) moving into the South End, the median income has risen to \$10,000. Even though the South End's median family income is still below the City's median, the gap between the two has narrowed appreciably within the decade.

III GOALS AND OBJECTIVES

The South End contains approximately 34 acres of open space. An average of approximately acres of open space per area. Prior to the Urban Renewal Program, open space in the South End has consisted of the large residential squares which were incorporated onto the original design of the South End and several playgrounds managed by the Parks and Recreation Department and the School Department of The City of Boston. One of the accomplishments of the Urban Renewal Plan has been the development of new Sparrow Park and the major reconstruction of the Carter Playground. In addition, a new residential square was created with the IBA/ETC Development. Columbus Square was landscaped, enlarged and improved Harriet Tubman Square and improvements to several of the major squares were incorporated into Street Lighting and Reconstruction Program.

Goals and Objectives

The South End today has significantly more neighborhood playground space and passive landscape areas today than ever before. However, open space and recreation needs still exist and new facilities need to be developed in conjunction with the continuing revitalization of the South End.

The following summaries the goals and objectives of the South End open space and recreation plan:

- 1) Goal: To minimize opportunities for development and expansion of new open space areas.

Objective: Develop additional open space areas;
Institutionalize victory gardens;
Develop additional victory gardens.

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SOUTH END OPEN SPACE PLAN

I INTRODUCTION

This recreation and open space plan was undertaken by the Boston Redevelopment Authority in conjunction with the City of Boston's office of Program Development and the Parks and Recreation Department.

The South End, despite its small size geographically and demographically is one of Boston's most richly varied and complex neighborhoods. Developed from 1858 to 1875 on partially filled land, it remained a stable neighborhood of gracious but decaying brick bowfronts and rowhouses for its first 100 years.

Although usually considered a slum by outsiders and social reformers, most residents thought of this neighborhood as a stable if crowded community populated by a diversity of hard working people. Many were immigrant or first generation Americans who found in the South End cheap, convenient housing inhabited by people like themselves. Some families bought the inexpensive but practical lodging houses and remained while their tenants, relatives and neighbors moved on. This lent an ethnic patchwork quilt quality to the neighborhood. Each block retains to this date some of that "port of entry" flavor by being predominantly Lebanese, Irish, Yankee, Chinese, West Indian, Southern Black, Greek, or Hispanic.

II BACKGROUND INFORMATION

The contemporary South End is an intricate inner-city mixture of old and new. New settlers are mixed with long-time residents; renovated and unrenovated rowhouses are mixed with newly constructed housing developments. A new middle class population of singles and young families has been attracted to the many sections of the district by the prospect of urban reinvestment, the convenience of an in-town location, and the existence of a large, relatively inexpensive stock of victorian rowhouses.

Many of these rowhouses, once converted into low and moderate income housing, have been converted back into middle income occupancy for the first time in almost 100 years. While not only such example of private residential reinvestment in an historic American inner city neighborhood, parts of the South End have become one of the better known illustrations of a process recently dubbed by urban planners - somewhat awkwardly - as "gentrification."

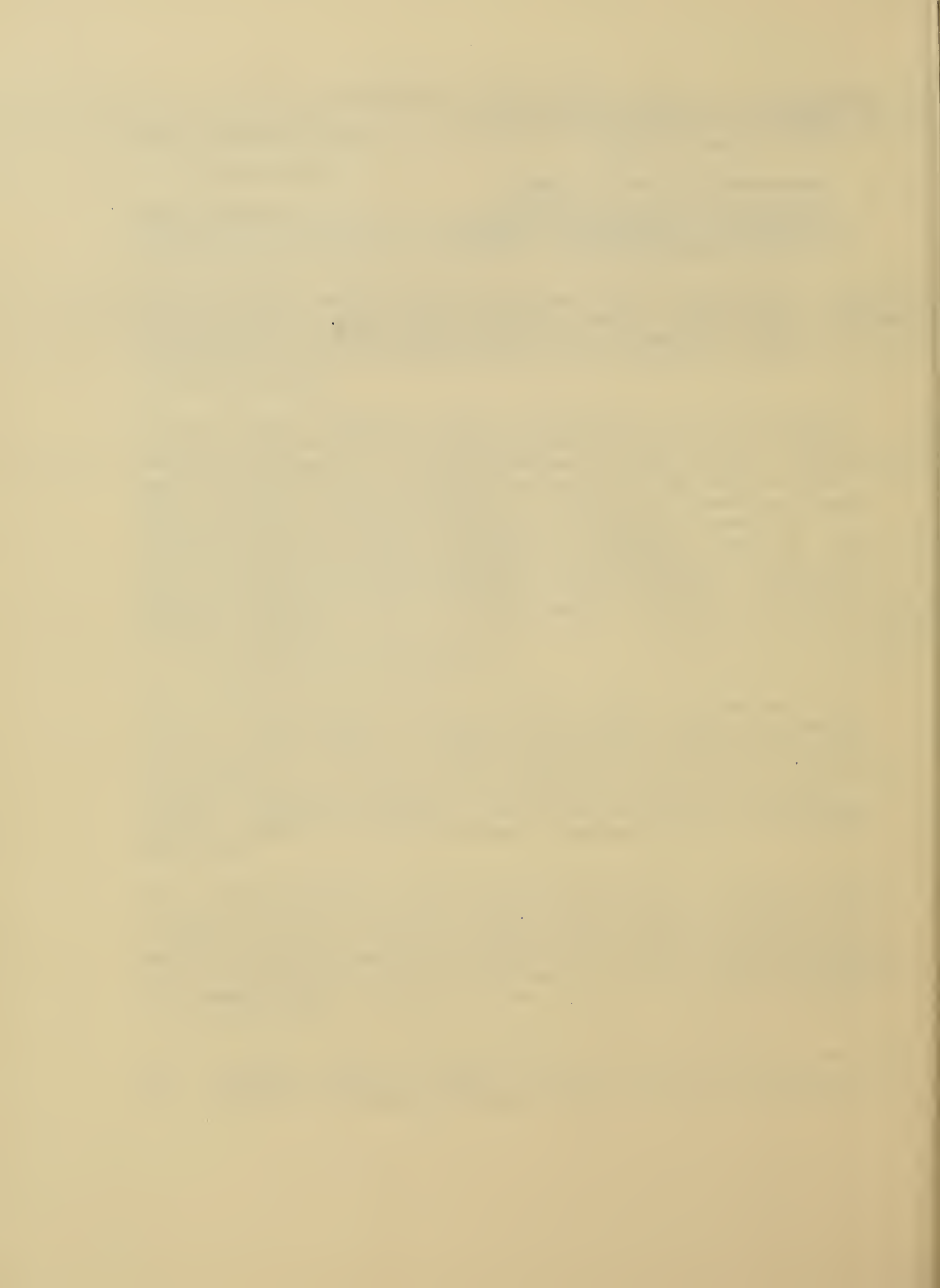
But the "gentry" have not been the only newcomers attracted to the South End. The district has also become home for a large low and moderate income Chinese and Spanish-speaking population, some of whom have found

Maintenance

A. Improve P&R maintenance programs
at S. Boston's facilities

1 2 3 4 5

B. Experimentation with community
maintenance program at Reverend
Buckley, Lee Playground, Sweeney
and "D" Street Playground



land between Murphy Rink and Fort Independence abutting the Sealand Terminal needs a tree screen installed to minimize container-port activities from recreational users.

Reverend Buckley Playground - This is a heavily utilized park which needs to be completely reconstructed. It is one of the few playgrounds in the West Broadway neighborhood.

Carson Beach Headhouse - This headhouse, constructed in the early 1900's is currently underutilized. One section is a maintenance garage for MDC trucks and vehicles, another section has one or two administrative offices and the remainder, the headhouse portion is in disrepair and is used to store MDC materials. Facilities for the public such as restrooms and dressing rooms are limited.

C. Programs to Be Provided

Playgrounds within the West Broadway neighborhood and the Lee Playground need more Park Department supervisory programs to engage as many neighborhood users as possible. The need for establishment of a signed bicycle/joggers path from Kosciusz Circle down Day Boulevard, around Fort Independence, and the Pleasure Bay Lagoon and back, should be examined. Better supervision of recreational programs at Curley Recreational Center are also needed.

D. Security, Enforcement

As vandalism continues to take a larger bite out of recreational budgets, special police patrols to "trouble spots" which would be dispatched on a regular basis should be examined. Proper day-time supervision at the Curley Recreational Center, for example, would cut down on destruction or theft to recreational equipment.

E. Maintenance

Open space and recreation facilities in South Boston are generally in good condition especially those owned and operated by the MDC which are located along Day Boulevard. These open space and recreation facilities owned by the City and maintained by the Parks & Recreation Department are predominantly located inland and require additional maintenance and in some cases, replacement. Experimentation with community maintenance programs at small recreation areas such as Reverend Buckley, Lee Playground, Sweeney and "D" Street should be examined.

FIVE YEAR ACTION PLAN

Areas to be Acquired

	1	2	3	4	5
A. West Broadway neighborhood vacant lots			_____		
B. "Buffer Park"					
1. Complete park boundary study	_____				
2. Design		_____			
3. Acquire and construction			_____		
C. White Fuel property - tennis facility	_____				

Park Rehab/Restoration

A. Columbus Park - new lighting, fencing and tennis facilities	_____				
B. "L" Street - Curley Recreation Repair wooden divisional piers	_____				
C. Lee Playground Replace/repair clubhouse Install aluminum bleachers in center section of stands			_____	_____	
D. Thomas Park Dorchester Heights Monument-weatherstripping	_____				
E. Fort Independence - renovations	_____				
F. Reverend Buckley Playground - rebuild			_____		
G. Carson Beach Headhouse - Renovations				_____	

Planning

A. Update and Revise Open Space and Recreation Plan	_____				
B. Coordinate neighborhood open space and recreational activities	_____				

Programs to be provided

A. Additional supervisory program for West Broadway neighborhood playgrounds	_____				
B. Signed bicycle/joggers path along Day boulevard	_____				

4. Devise new and innovative approaches to open space management.
 - A. Improve and expand municipal maintenance capabilities.
 - B. Develop a neighborhood maintenance program for Buckley Playground, Sweeney Playground; tenants - "D" Street Housing Project playground - Condon School.
5. Work closely with community groups in determining open space and recreation needs and sites.
 - o Update open space and recreational plans in consultation with concerned neighborhood groups.
6. Maximize value and use of existing open space areas.
 - A. Redesign and reconstruct grossly-neglected and under-utilized areas.
 - o Buckley, Sweeney, "D" Street facilities, and "M" Street Clubhouse.

V. FIVE YEAR ACTION PROGRAM

A. Areas to be Acquired

West Broadway - Private City-owned vacant lots are available for open space needs in the West Broadway neighborhood of South Boston, south of the "D" Street housing project which could be acquired for recreational space. This sub-neighborhood has the least amount of and access to recreational space in South Boston and the consolidation of these vacant lots could be used for tot lots or small playgrounds.

Buffer Zone - The BRA is currently looking into developing a "Buffer Park", which would utilize consolidated vacant lots on the northern fringe of the residential section, creating a "buffer" between the industrial uses north of 1st and 2nd Streets and the residential uses to the south. The vacant parcels would have to be appraised, purchased, cleared and improved and a mechanism set up for maintenance to ensure the success of this park.

White Fuel - Vacant paved property to be utilized for four tennis courts.

B. Areas to be Developed

Columbus Park - Although this 57-acre park appears to have been utilized to its capacity, there is still some room for additional facilities. As mentioned previously, this park needs a vehicle barrier on the western boundary to complement the recently-installed MDC fence on the eastern side. The proposed street hockey facility will help meet the street hockey needs of South Boston. Other amenities such as lighting for some of the ballfields and repairs to the tot lot fences are needed.

"L" Street - Curley Recreational Center - The wooden divisional piers between the men's and women's bathing sections need to be repaired. Within the center, new weight training and other equipment are needed.

Lee Playground - (Replace) (Repair) the "M" Street Clubhouse as athletes and neighborhood users have been unable to use the "M" Street Clubhouse for change of clothes or restroom facilities as it has been in total disrepair for some time. Finish replacement of aluminum bleachers alongside football field.

Thomas Park - The Heights Monument (a recently designated National Historic Landmark) needs to be weatherstripped to keep out water damage. New stairlights, wrought iron fences and embankment landscaping needed.

Fort Independence - Fort Independence, a MDC facility which has gradually been renovated over the last few years but is not yet open to the public. Additional funds need to be allocated so that this historic fort can be opened to the public. That section of

Open Space/Recreation Standards
South Boston

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball diamonds	1 per 6,000	6	7	0
Soccer diamonds	1 per 3,000	13	5	8
Tennis courts	1 per 2,000	19	6	13
Basketball courts	1 per 500	76	9	67
Swimming Pools				
(5 meters)	1 per 10,000	4	2	2
(20 meters)	1 per 20,000	2	0	2
<u>Open Space</u>	10 acres per 1,000	385 acres	285 acres	100 acres
Lots/Vest pocket parks	1 per 250-1,250	38	4	34
Neighborhood parks	1 per 2,000-5,000	4	6	0
District parks	1 per 10,000-50,000	1	2	0
Large urban parks	1 per 50,000	-	-	-
Special parks	Serves entire population	-	-	-

IV. GOALS AND OBJECTIVES

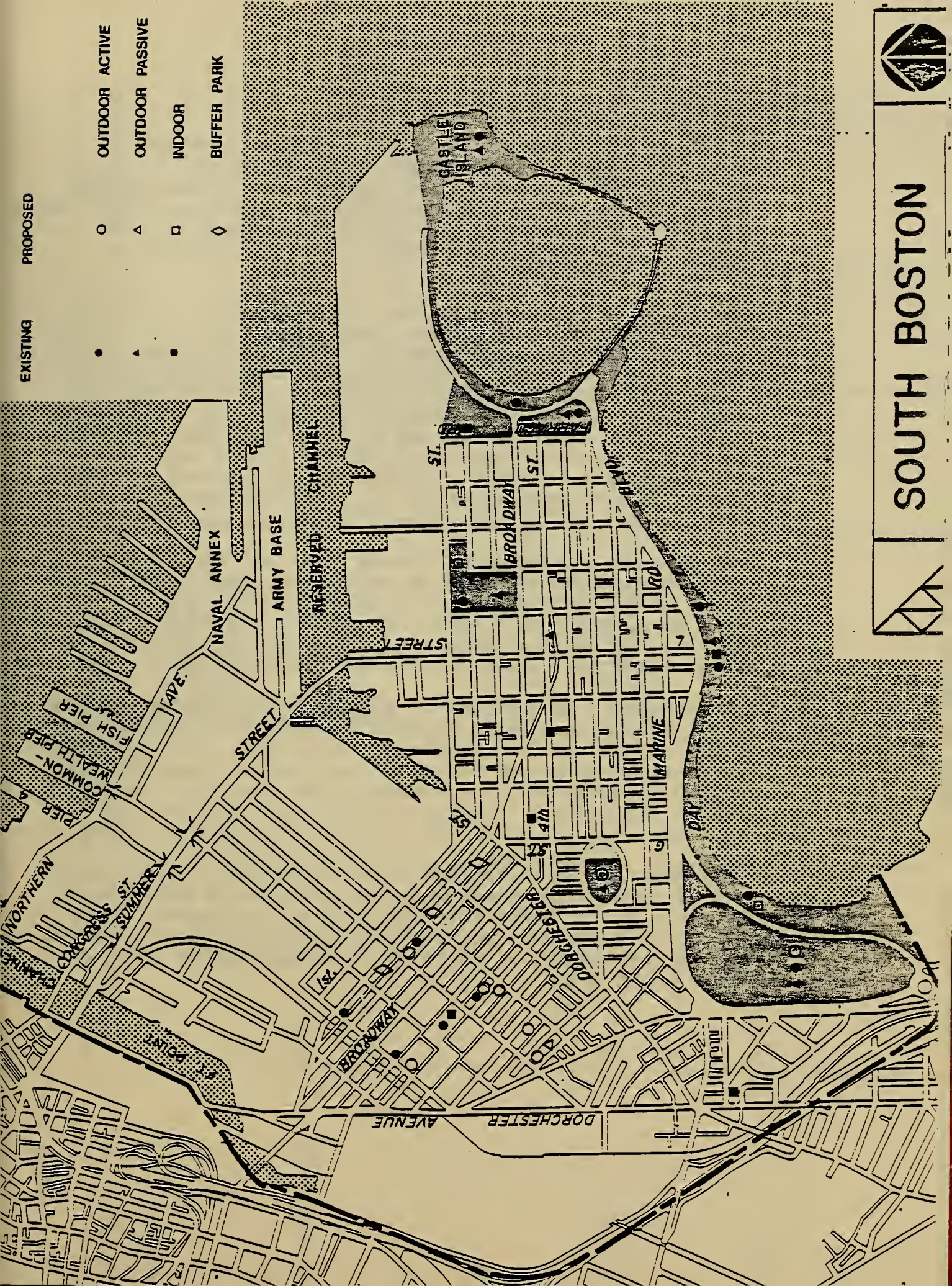
Open space and recreation goals and objectives for South Boston can be summarized as follows:

1. Preserve and restore the Dorchester Heights Monument and Park (recently named a National Landmark), Fort Independence at Castle Island and the Olmsted designed "Strandway".
 - A. Continue restoration of park facilities.
 - o Complete winterization of Dorchester Heights Monument.
 - o Complete restoration of Fort Independence so that the facility may be opened to the public once again.
 - o Complete drainage repair to ballfield behind Murphy Rink and plant a tree screen the full length of Day Boulevard from the rink to Fort Williams to reduce noise and visual pollution from abutting Massport user. (Sealand)
 - B. Provide security measures (including new lights and 24-hour security) at the Dorchester Heights Monument and Fort Independence.
2. Maximize development and expansion opportunities of new open space areas.
 - Develop additional open space areas in the West Broadway and City Point neighborhoods through the development of a "Buffer Park" which could utilize hundreds of vacant lots between the northern industrial section and the southern residential community.
 - Develop four tennis courts on surplus White Fuel property on East Second Street for community use.
3. Maintain and expand recreational facilities and programs.
 - A. Examine the need for additional or improved City recreational programs as opposed to MDC-owned property.
 - B. Develop additional recreational facilities.
 - o Provide more basketball, racquet ball, handball and indoor swimming pool facilities.
 - o Replace "M" Street Clubhouse.

EXISTING

PROPOSED

- OUTDOOR ACTIVE
- ▲ OUTDOOR PASSIVE
- INDOOR
- ◇ BUFFER PARK



SOUTH BOSTON



III. ANALYSIS OF NEEDS

South Boston has large tracts of land devoted to recreation: Columbus, Marine and Castle Island Parks and Carson, "L" Street facility and "M" Street Beach and Pleasure Bay for swimming and boating activities. These facilities which are predominantly MDC-owned are located on the southern side of the neighborhood and are better maintained than the smaller city-owned playgrounds and play areas located inland.

The 1970 U.S. Census showed that a total of 6,568 or 17.1% of South Boston's juvenile population were between 0-9; 7,012 or 18.2% were teenagers 10-19 years, and 7,475 or 19.4% were elderly (60+). Recreation needs for young persons which comprise 35.3% of the total population need to be expanded at the local neighborhood level in addition to providing passive recreation areas for the elderly. There are large numbers of vacant lots within the West Broadway sub-neighborhood which could be utilized to increase open space for both groups. In addition, the creation of a "Buffer Park", utilizing groups of vacant lots on the northern fringe of this community, would also address the needs of these groups.

The standards established by National Parks and Recreation Association indicate that although South Boston ranks near the top of the City's neighborhoods in recreational space, the district needs an additional 99.16 acres. For every 1,000 South Bostonians, there are 7.42 acres of recreational space, whereas the NPRA indicates that there should be 10 acres for every 1,000 persons.

The provision of an additional 99 acres to meet the NPRA standards is not likely to be made in the near future given the density level of this district and the lack of undeveloped land. Those previously mentioned vacant parcels within the West Broadway neighborhood could be consolidated for recreational space; the City is looking into the possibility of creating a "Buffer Park"; and the need for tennis courts on the White Fuel Property on East Second Street.

Considering the high utilization of this neighborhoods playgrounds and playareas, there is a need for reconstruction of the Buckley, Sweeney, the "D" Street Project facilities and replacement of the "M" Street Clubhouse. Included in the redesign of these playareas must be the inclusion of tennis and basketball facilities which South Boston lacks.

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Pine Park	MDC/MDC	R-.8 17.80	Multi-Purpose Park sitting, hang-out, informal games, baseball-adult football, small tot lot	Mixed	Good	Fort Independence renovations should be complete so that this facility which used to be opened to the public will be open once again. A tree screen is needed along Columbia Road between Murphy Skating Rink and Fort Independence on the sealand side to block views of container port operations.
Little Island Park	MDC	R-.8 19.90	Swimming, sailing, informal games, picnicking, hang-out	Mixed	Good	
Moon Beach	MDC	R-.8	Beach and head-house, maintenance garage	Mixed	Good	Beach is maintained by MDC crews and lifeguards are stationed between June and September 1. Headhouse is very old underutilized and in need of reconstruction.
Bundway	MDC	R-.8 141.0	Traffic, island median	Mixed	Good	

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
James M. Curley Recreation Center	COB/P&R	R-.8	Weight training exercising belly dancing hang-out, volley- ball, horseshoes, ping pong, swimming card club, jogging, teen activities, racquetball, Multi-Purpose Indoor Center	Men Mixed Women	Generally good, boys side was recently rehabbed.	Needs new weight training equipment. Damage to equipment is quite fre- quent as there is a lack of supervision of activities.
Francis L. Murphy Memorial Skating Rink	MDC	R-.8	Skating rink	Mixed	Good	Better supervision and security by MDC as this facility seems to be periodically broken in
Youth Boston Boys Club (of Boston)	Private	H-1-50 .90	Pool, gym, outdoor basketball	Mixed	Good	
McDonough Gym	COB/P&R	H-1-50	Multi-Purpose Indoor Center		Fair	Needs new bathroom and shower facilities, lockers and general repairs.

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
"Street Housing Project Playground	City of Boston/Boston Housing Authority	H-1 2.29	Basketball hang-out baseball-adult baseball-youth street hockey	Mixed mixed male mixed male	Fair	Maintenance problems, dog litter and trash abounds. Possibility of tenants management program. Trees for shade.
Independence Square	COB/P&R	H-1-50 6.40	Informal games sitting, hang-out	Mixed elderly	Good, recently improved w/new lights benches and trees.	Needs a fountain or statue to replace former fountain; additional trees for tree screen; improved maintenance.
Street Beach	COB/P&R	R-8 30.0	Handball, racquetball, horseshoes, volleyball, football, hang-out, basketball, informal games, tennis, badminton	Mixed	Good	Repairs to wooden divisional piers.
James L. Curley Recreation Center	COB/P&R	R-8	Multi - Purpose Indoor Center	Mixed	Good	Boys side was recently renovated. Needs new weight training equipment and better Parks Dept. supervision of existing recreational facilities.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
weeney Playground	COB/P&R	H-1-50 0.47	Basketball wading pool	Male mixed	Good	Needs general improvements to passive area, tot lot, fence on Fifth & Gold Street sides and tree installation.
Thomas Park	U.S. Parks Service	H-1-50 4.36	Dorchester Heights Monument sitting hang-out	Mixed mixed neigh. kids	Good, recently improved by U.S. Parks Service since park was designated a National Historic Landmark	Monument needs to be weatherized and establish 24 hour security to prevent vandalism to park property and monument. Repair cast iron fence around perimeter of park embankments and new stairs.
West Third Street Playground	COB/P&R	H-1-50 .78	Tot lot	Young kids	Good	Well maintained and not as heavily used as other neighborhood tot lots. Needs trees for shade.
W" Street Beach	MDC/MDC	R-8	Beach	Mixed	Good	Neighborhood beach, maintained by MDC which provides lifeguards between June and September.

the same period, the area gained almost 30% in the 10-19 age category and experienced more moderate gains in adult and elderly population. The median family income in 1970 was the lowest in South Boston, \$4,590 and over 60% of the families in D Street earned less than \$5,000. The project lacks open space resources, is also adversely affected by nearby industrial development and truck traffic and, in turn, its condition adversely affects any kind of private investment in the area, residential, commercial or industrial.

Transportation

South Boston is served by the MBTA-Red Line with stations at Broadway, Andrew and Columbia. The rest of the district has MBTA bus service to one of the aforementioned "T" stations or to the downtown. South Boston has immediate access to the Southeast Expressway and is only 5 minutes by automobile from the C.B.D. Columbia Station services Columbus Park directly, while Andrew and Broadway Stations provide bus service to the remaining open space facilities.

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Christopher Lee Playground	City of Boston Parks & Recreation	H-1-50 5.20	Baseball-youth basketball football, sitting, hang-out, street hockey	Neighborhood kids	Fair	Well used playground. Maintenance, resodding of football field, complete bleacher installation, rebuild clubhouse new trees along perimeter of park, consolidate tot lots, new fencing.
Lincoln Square	COB/P&R	H-1-50 0.21	Hang-out, sitting, informal games	Neighborhood kids, adults	Excellent	
Rev. Buckley Playground	COB/P&R	H-1-50 0.63	Basketball	Neighborhood kids	Poor	Playground needs to be completely reconstructed & increased maintenance & supervisory summer programs. Heavily used playground. Need fences on West Third and Bolton Street sides, and trees for shade.
Plumbus Park	COB/P&R	R-8 57.0	Baseball-youth basketball football (league) hang-out horseshoes ice skating jogging little league playground play rugby skate boarding	Male mixed male mixed mixed mixed mixed mixed mixed mixed	Good	Needs vehicle barrier on Mary Ellen McCormack side of park. Baseball field need lights and new fence around tot lot.

area's dwelling units are owner-occupied and about 62% of the area's residents have lived in the same house for five or more years.

Two kinds of conversions have been taking place in the area: (1) from two-family houses to single-family dwellings; and (2) from large flats to smaller apartments. These conversions are evidence of an increasing and changing demand for housing in the area, which may be generated in part by the new campus of the University of Massachusetts at nearby Columbia Point and due to national/regional trends toward smaller families. The area's median family income in 1970 was \$7,558-\$7,694 and almost 30% of its families earned less than \$5,000. This neighborhood which is surrounded by industrial uses to the north and west, totally lacks open space facilities within its boundaries and must rely upon the nearby Columbus Park to fill the void.

5. West Broadway/Lower End

West Broadway is located in the western section of South Boston and northeast of Andrew Square. It surrounds the "D" Street housing project and is bounded roughly by West First Street, Dorchester Avenue, Old Colony Avenue, Dorchester Street, West Broadway and F Street.

The area includes a major portion of the West Broadway business district, which runs along Broadway. A number of industrial establishments and warehouses are located along West First and West Second Streets and in the northwestern corner of the area.

The lack of a definite boundary or buffer to separate the residential neighborhood from these uses has resulted in a section of mixed use along the northern edge of the area. Heavy truck traffic generated by these warehouses and industries creates a safety hazard, pollution and congestion on residential streets. This area lacks sufficient open space facilities and residents only have the Condon Community School indoor and outdoor facilities, and three small playgrounds to choose from.

Recent housing studies have shown that there has been occasional investment, but also the highest rate of housing abandonment, deterioration and vacant lots in South Boston. The most recent figures from the BRA's Open Space Management Program indicate that there are 90 City-owned vacant lots and an equal number which are privately-owned, and four City-owned and 30 privately-owned vacant buildings. The vacant lots are hazardous and unsightly dumping areas for debris or wrecked cars while the abandoned buildings are potential fire hazards to the community. The cost of rehabilitating most of the housing in the area is beyond the means of landlords, and

the rent they would have to charge to cover improvement cost would be beyond the means of their tenants without help from subsidies.

The rowhouse, of either brick or woodframe, is the dominant housing type in the area. Although the bulk of residential structures are in fair condition, many are in poor condition and few are in good condition. A total of 1,125 units, over half of the neighborhood's housing stock, required fix-up in excess of \$1,000 in 1973. During the winter of 1977-78, this area had been the scene of numerous fires, some of suspicious origin, forcing at least ten families to seek alternative housing.

About 28% of the area's housing units are owner-occupied, and about 53% of the area's residents have lived in the same house for five or more years. The area's median family income in 1970 (\$7,100-\$9,136) was moderate, and close to 25% of the area's families earn less than \$5,000.

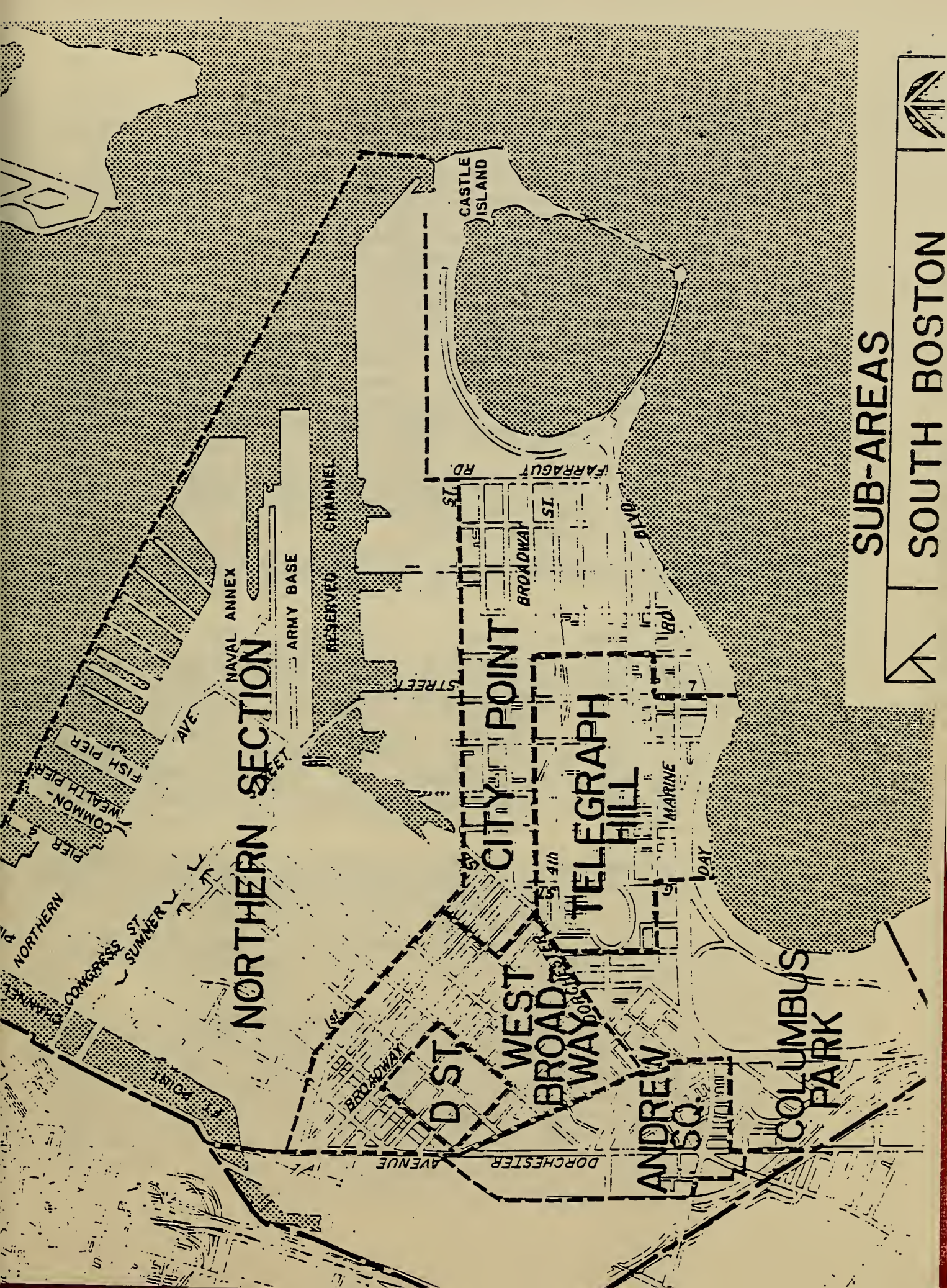
There is some shuffling of population between the D Street project and the immediately adjacent parts of the West Broadway neighborhood. Generally, this section is undergoing rapid transition from a stable to a rapidly declining neighborhood, being blighted by both the D Street housing project and surrounding industry, and truck traffic which continues to encroach on the residential neighborhood.

6. "D" Street Project Area

"D" Street is located within the West Broadway area and is bounded by B Street, West Broadway and West Seventh Street. This project, built in the 40's is poorly designed and lacks sufficient open space facilities for a project of this size. The recreation facilities remaining have been abandoned by the BHA. This State-owned, but City-maintained, housing project has, over the last two years, been plagued by fires, crime, vandalism and destruction of vacant units, and is in dire need of upgrading. The Condon Community School, located within the project, with its indoor-outdoor recreational facilities and community programs offers various activities to project and area residents; but the overall condition of the "D" Street project desperately needs massive public funds for revitalization.

Close to \$6 million in State modernization funds were recently awarded to this project for renovations. The key to a successful future for this project lies the BHA's new management program. The BHA is attempting several changes and, hopefully, the combination of these changes and the infusion of State funds will turn this project around.

"D" Street experienced a net population loss of 5% between 1970 and 1976. The area lost almost 24% of its young childhood population and close to 30% of its young adults. During



NORTHERN SECTION

CITY POINT

TELEGRAPH HILL

WEST BROADWAY

ANDREW SQUARE

COLUMBUS PARK

SUB-AREAS

SOUTH BOSTON

Land Use

Land uses within this neighborhood are quite distinct. The upper half (the northern section) is industrial, and the lower half is residential (see map). The majority of the housing stock are wood three-family structures and were built before 1939 with single-family structures spread throughout, especially in the City Point and Telegraph Hill sections. Commercial users are concentrated along West Broadway and East Broadway and other industrial warehousing users comprise the western border.

Due to the lack of stringent controls in the past, industrial encroachment created a band of mixed uses along First and Second Streets. As a result, numerous vacant lots surround remaining houses causing disinvestment. Community groups petitioned the Boston Zoning Commission to change the zoning to reflect current land use and the City is currently studying this area for the creation of a "Buffer Park."

South Boston's major problems are residential instability, lack of direct access to industrial operations, incompatible land use, and vacant and underutilized land.

The following sections describe South Boston's neighborhoods in more detail:

1. City Point

City Point is located in the eastern section of South Boston and includes Independence Park, the Christopher Lee Playground, Marine Park, Pleasure Bay, Castle Island, "L" Street Bathhouse and "M" Street Beach. A portion of the commercial center which serves the entire district is located along Broadway in City Point, and local neighborhood commercial establishments are scattered on corners of residential streets throughout the area.

The Sea-Land containerport and other port activity occupy filled land north of Marine Park and Pleasure Bay, and several heavy industrial uses are located along First Street. Aside from the Lee Playground, there is no buffer or definite boundary separating industrial land from the residential neighborhood, and there is a lack of open space facilities in this area.

There are some large single- and two-family detached houses along East Broadway and in the vicinity of Marine Park and the waterfront; the remainder are either wooden triple-deckers or brick or frame rowhouses. Although most of the housing is in good or fair condition, 1,622 units or 38% of the neighborhood housing stock required over \$1,000 for fix-up in 1973. According to a City/BRA survey, more than 25% of the units in City Point were owner-occupied; in 1970, this figure is slightly greater than the district average.

The majority of residential structures in the area contain three dwelling units, and most have resident owners. The degree of mobility in the area is suprisingly high, however, only 37.2% of the area's 1970 population had lived in the same house for five or more years, compared with the district-wide figure of 52.7% and 50% for the city as a whole. Incomes in City Point are higher than in most other areas of South Boston. The 1970 median family income for the areas was the second highest, ranged from \$8,663 to \$10,183), with a relatively low percentage (18%) of the area's families earning less than \$5,000.

2. Telegraph Hill

Telegraph Hill is located south and west of City Point and is bounded by Broadway, Old Harbor Street, M Street, and the L Street and Carson Beaches. Thomas Park and the South Boston High School atop Dorchester Heights are visually dominant features. The park is now a part of the Boston National Historic Park which insures that it will be properly maintained by the U.S. Department of the Interior. This should have a positive affect on the housing stock in the area and will induce more residents to use the park, which in the past has been underutilized.

The area also includes a portion of the district's commercial area along Broadway and scattered local neighborhood stores on street corners. Thomas Park is surrounded by single- and two-family detached houses, some of the most architecturally notable buildings in the district. From this point the residential streets slope downward, lined with low-rise brick or frame row houses, with some frame triple-deckers near the L Street Beach. Open space facilities for this sub-neighborhood include Thomas Park, the Tynan Community School and the heavily utilized "L" Street Bathhouse and Carson Beach.

Open space facilities for this sub-neighborhood include Thomas Park, the Tynon Community School and the heavily utilized "L" Street Bathhouse and Carson Beach.

The majority of houses in the area are in good condition and the rest in fair condition. Fewer than a quarter of the dwelling units required fix-up exceeding \$1,000 in 1973. The area shows strong signs of residential stability, with almost 35% of its dwelling units owner-occupied and 61.5% of its population who have lived in the same house for five or more years. Telegraph Hill has some of the highest incomes in South Boston; the median family income was \$10,496-\$11,207 and only 12.6% of the area's families had incomes under \$5,000 in 1970.

3. Columbus Park

Columbus Park is in the southern section of South Boston, west of Telegraph Hill and bounded by Old Harbor Street, Dorchester Street, Old Colony Avenue, William Devine Way, Dorchester Avenue, the Expressway and Carson Beach. Carson Beach and Columbus Park itself, a 58-acre active recreation field, are dominant features and are well utilized by area residents.

The neighborhood includes two housing projects, the Mary Ellen McCormack and the Old Colony housing projects, and a relatively small amount of private housing. The McCormack housing project, one of the oldest in the U.S., is stable, well-maintained, and has a good deal of grass and open space. Sixty (60%) percent of this project is elderly and some of the long-time residents have added screens to their porches at their own expense. The design of the project, which is quite pleasant, includes 2-4-family and a few single-family brick structures. The Old Colony located nearby is not as well-designed. The McCormack lacks open space but is fairly well-maintained.

Most of the area's private houses are frame triple-deckers. The majority are in fair condition, and the rest in good condition. The stability of the area is demonstrated by the fact that over 64% of its residents have lived in the same house for five or more years. The area's median family income is low (\$6,319-\$6,659), and about 37% of the families in the area have incomes under \$5,000.

4. Andrew Square

Andrew Square is situated north and west of Columbus Park and is bounded by Dorchester Avenue, Old Colony Avenue and William Devine Way. It has a small commercial center, which is a mixture of stores which serve the local neighborhood and stores which serve and supply other businesses and industries. Over the years, the closing of the John Andrew School, St. Paul's Religious Book Store, the razing of a building which housed a restaurant and upholstery business and the recent closing of a gas station have had a noticeable visual and economic effect on this center. An MBTA transit station is also located in this center.

The dominant housing type is the frame triple-decker, complemented by some single- and two-family houses. The majority of the area's housing stock is in fair condition, with some structures in poor condition and others in good condition. Recently, several fires, all of suspicious origin, have caused great concern for homeowners in this area. An estimated 484 units (over half of the neighborhood's total) required fix-up costing over \$1,000 in 1973. Approximately one-fourth of the

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Open Space
1981-1985

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Open Space 1980-1985

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